



20 MAR-11 PM 2:03

**AMENDED AND RESTATED MASTER DEED OF
NEW VICTORIAN CONDOMINIUM**

(ACT 59, PUBLIC ACTS OF 1978, AS AMENDED)

WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 658

This Amended and Restated Master Deed is made and executed on this 13th day of February, 2020, by New Victorian Condominium Association, a Michigan nonprofit corporation (hereinafter referred to as the "Association"). The Association's registered office is c/o 301 East Cady Street, Northville, Michigan, 48167, represented herein by Andrew Daily, the President of the Association, who is fully empowered and qualified to act on behalf of the Association, in pursuance of the provisions of the Michigan Condominium Act, MCL 559.101 et seq., as amended (hereinafter referred to as the "Condominium Act").

New Victorian Condominium was established as a condominium project pursuant to the Michigan Condominium Act (being Act 59 of Public Acts of 1978, as amended) (the "Act"), the original Master Deed recorded at Liber 36043, Page 47, Wayne County Records, known as Wayne County Condominium Subdivision Plan No. 658, the First Amendment to Master Deed recorded on March 9, 2009, at Liber 47749, Page 798, Wayne County Records (the "First Amendment"), and the Second Amendment to Master Deed recorded on February 19, 2020, at Liber 55591, Page 82, Wayne County Records (the "Second Amendment"), (collectively, the "Original Master Deed").

The Association desires to amend the Original Master Deed and Condominium Bylaws of New Victorian Condominium pursuant Section 90 and 90a of the Act, as amended, (MCL 559.190, MCL 559.190a), Article 7 of the Original Master Deed and Article 16 of the Condominium Bylaws. The Original Master Deed for New Victorian Condominium, which was recorded in Liber 36043, Page 47, Wayne County Records is superseded (except for the Condominium Subdivision Plan attached to the Original Master Deed as "Exhibit B").

This Amendment shall not enlarge the common elements of the existing condominium project, or alter the existing percentages of value in the project.

The Amended and Restated Master Deed of New Victorian Condominium shall be effective upon recording with the Wayne County Register of Deeds, as required by Section 73 of the Condominium Act (MCL 559.173).

WAYNE COUNTY TREASURER
3/11/20 N/C AH

EXAMINED AND APPROVED
DATE FEB 20 2020
BY EMA N/C
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

**ARTICLE I
TITLE AND NATURE**

Section 1. Condominium Name and Subdivision Plan Number.

The Condominium will be known as New Victorian Condominium, Wayne County Condominium Subdivision Plan No. 658. The Condominium is established in accordance with the Condominium Act.

Section 2. Voting.

Co-owners will have voting rights in New Victorian Condominium Association as set forth herein, in the Amended and Restated Condominium Bylaws and the Amended and Restated Articles of Incorporation of the Association.

**ARTICLE II
LEGAL DESCRIPTION**

The land which was submitted to the Condominium Project established by the original Master Deed is described as follow:

BEGINNING at the Southwesterly corner of Lot 55 "ASSESSOR'S NORTHVILLE PLAT NO. 1" of William P. Yerkes Addition to the Village of Northville and of Block 12 of the Plat of the Village of Northville as recorded in Liber 19, Pages 241 and 242 of Deeds and of part of the South 1/2 of Section 3, T1S, R8E, Village (now City) of Northville, Wayne County, Michigan as recorded in Liber 66 of Plats, Page 45, Wayne County Records; thence N04°52'10"W 118.88 feet along the Easterly right-of-way line of Church Street; thence N85°30'10"E 143.70 feet; thence S04°57'00"E 28.19 feet along the Easterly line of Lot 21 of said "ASSESSOR'S NORTHVILLE PLAT NO. 1"; thence S86°14'25"W 10.89 feet along the Southerly line of said Lot 21; thence S03°41'29"E 91.86 feet along the Easterly line of Lot 56 of said "ASSESSOR'S NORTHVILLE PLAT NO. 1"; thence S85°56'50"W 130.97 feet along the Northerly right-of-way line of Cady Street to the Point of Beginning. Being Lots 55 and 56 and a part of Lots 21 and 22 of said "ASSESSOR'S NORTHVILLE PLAT NO. 1" and containing 0.37 acres of land, more or less. Being subject to easements and restrictions of record, if any.

**ARTICLE III
DEFINITIONS**

The terms utilized in this Amended and Restated Master Deed and Exhibits "A" and "B" are also utilized in the other Condominium Documents and will have the same meaning. Wherever the terms set forth below are utilized in the Condominium Documents, they will have the following meanings:

A. The “Act” or “Condominium Act” means the Michigan Condominium Act, Act 59 of the Public Acts of 1978, MCL 559.101, et al., as amended. If any provision of this Amended and Restated Master Deed or Exhibits “A” or “B” is found to conflict with any provision of the Condominium Act—or if any provision required by the Condominium Act is omitted—then the provisions of the Condominium Act are incorporated by reference and will supersede and cancel any conflicting provision.

B. “Additional Assessment” means the increase in Annual Assessment or such additional Assessments levied by the Board of Directors pursuant to the Condominium Documents, not provided for in the determination of the Annual Assessment under the Condominium Documents and which does not require approval of the Co-owners.

C. “Amended and Restated Condominium Bylaws” means the attached Exhibit “A”, being also the Association Bylaws setting forth the substantive rights and obligations of the Co-owners.

D. “Amended and Restated Master Deed” means this document which, when recorded, will reaffirm the establishment of the Condominium, and to which the Amended and Restated Condominium Bylaws are attached as Exhibit “A” and the Condominium Subdivision Plan attached to the Original Master Deed as Exhibit “B” are attached or incorporated by reference as exhibits.

E. “Annual Assessment” means the annual amount of Assessments, calculated by reference to the Annual Budget.

F. “Articles of Incorporation” means the Articles of Incorporation filed with the Michigan Department of Licensing and Regulatory Affairs on or about March 8, 2002, for New Victorian Condominium Association, as amended and restated.

G. “Assessment” means the share of Common Expenses and other charges levied against the Unit and Co-owner(s) which, from time to time, are payable by each Unit Co-owner as determined in accordance with the Amended and Restated Master Deed, the Amended and Restated Condominium Bylaws, the Association Bylaws, if any, and the Rules and Regulations, if any. Assessments include Annual Assessments, Additional Assessments, and Special Assessments, and the term “other charges” includes:

- i. The costs, expenses, and charges for repairs and replacements the Association makes that are the Co-owner’s obligation or responsibility to make;
- ii. Any special charges made by the Association to the Co-owner for special services or facilities rendered to the Unit or Co-owner such as are provided for in MCL 559.169(2);
- iii. Any charges for special or extraordinary uses or consumptions attributable to such Unit or Co-owner;

- iv. Damages or fines resulting from the failure of the Co-owner or any occupant of the unit to comply with any of the terms, conditions, obligations, or restrictions contained in the Amended and Restated Master Deed, the Amended and Restated Condominium Bylaws, the Association Bylaws, if any, and the Rules and Regulations, if any;
- v. The costs (including court costs and reasonable attorneys' fees) that can be recovered by the Association under state law, federal law or the Condominium Documents;
- vi. Any other charges or Assessments permitted by the Condominium Documents to be made against the Co-owner or Non-Co-owner occupant; and
- vii. Interest upon each Assessment and charged at the highest legal rate that may be charged to an individual from the date the Assessment or charge first comes due to the date it is paid in full, and the reasonable costs of collection of any unpaid Assessments and charges (including court costs and reasonable attorneys' fees) and reasonable monthly administrative late charges).

H. "Association" means New Victorian Condominium Association, a Michigan nonprofit corporation, organized under Michigan law of which all Co-owners are members, which will administer, operate, manage and maintain the Condominium. Any action required of or permitted to the Association will be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or Michigan law.

I. "Board of Directors" or "Board" means the Board of Directors of the Association organized to manage, maintain and administer the Condominium.

J. "Building" means each of the structures containing Units that are located within the Condominium.

K. "City" means the City of Northville, Michigan.

L. "Common Elements", where used without modification, means both the General Common Elements and Limited Common Elements described in Article IV and does not refer to Units.

M. "Common Expenses" means those expenses assessed against the Condominium Units in proportion to the percentage of value or other provisions as may be contained in the Amended and Restated Master Deed for apportionment of the expenses of administration, operation, management, and maintenance of the Condominium, including:

- i. All sums the Association lawfully assesses against all Units in the Condominium;
- ii. Expenses associated with the maintenance, repair, renovation, restoration, or replacement of Common Elements, except to the extent such expenses may be

allocable to a single Unit or to a group of Units which are less than all Units in the Condominium; and

iii. Expenses the Association determines from time to time to be Common Expenses.

N. "Condominium", "Condominium Project" or "Project" means New Victorian Condominium as a Condominium established in conformity with the provisions of the Condominium Act and includes 1) the land and all buildings, all improvements and structures and 2) all easements, rights and appurtenances belonging to the Condominium.

O. "Condominium Documents" means and includes this Amended and Restated Master Deed, the Amended and Restated Condominium Bylaws attached as Exhibit "A", the Condominium Subdivision Plan attached to the Original Master Deed as Exhibit "B", the Articles of Incorporation for the Association and the Rules and Regulations, if any, of the Association.

P. "Condominium Premises" means and includes the land described in Article II above and the buildings, improvements and structures thereon, and all easements, rights, and appurtenances belonging to the Condominium.

Q. "Condominium Subdivision Plan" or "Plan" means the Condominium Subdivision Plan attached to the Original Master Deed as Exhibit "B", which is incorporated by reference and made a part hereof as Exhibit "B" and assigns a number to each Unit and includes a description of the nature, location and approximate size of certain Common Elements.

R. "Co-owner" means a person, firm, corporation, limited liability company, partnership, association, trust or other legal entity or any combination(s) thereof who or which owns one or more Units in the Condominium. The term "Owner" or "owner" is synonymous with the term "Co-owner." Both land contract vendees and vendors are considered a Co-owner and are jointly and severally liable for all obligations and responsibilities of Co-owners under the Condominium Documents or in the Condominium Act.

S. "Developer" refers to Cady Church Development Co., Inc., which made and executed the Original Master Deed and its successors and assigns.

T. "General Common Elements" means the Common Elements other than the Limited Common Elements as described in Article IV.

U. "Improvements" mean any and all temporary or permanent structures, installations, plantings, placements, displays, signs, alterations, modifications, additions, improvements, or other items or changes

V. "Limited Common Elements" means a portion of the Common Elements reserved in this Amended and Restated Master Deed for the exclusive use of less than all the Co-owners.

W. "Master Deed" means that document which was recorded in Liber 36043, Page 47, Wayne County Records which included the original Condominium Bylaws attached as Exhibit "A" and the Condominium Subdivision Plan attached as Exhibit "B," as amended.

X. "Mortgagee" means the named mortgagee or owner of any mortgage on all or any portion of the Condominium.

Y. "Percentage of Value" means the percentage assigned to each Unit in Article VI. The Percentages of Value assigned to each Unit shall be as set forth in Article VI. The Percentages of Value of all Units must total one hundred percent (100%). Percentages of Value will be determinative only with respect to those matters to which they are specifically deemed to relate in the Condominium Documents or in the Condominium Act.

Z. "Person" means an individual, firm, corporation, limited liability company, partnership, association, trust or other legal entity or any combination thereof.

AA. "Rules" or "Rules and Regulations" means those rules and regulations duly adopted by the Board of Directors in accordance with the Condominium Documents and Section 65 of the Condominium Act, MCL 559.165.

BB. "Special Assessments" as used in the Condominium Documents means those Assessments which may be levied by the Board of Directors other than Annual Assessments and Additional Assessments if approved by the Co-owners in accordance with Article II, Section 3(C) of these Amended and Restated Condominium Bylaws.

CC. "Unit" or "Condominium Unit" means a single Unit in New Victorian Condominium, as identified on the Condominium Subdivision Plan attached to the Original Master Deed as Exhibit "B" and incorporated herein, as may be amended, whether such Unit is complete or incomplete.

Other terms which may be utilized in the Condominium Documents and which are not defined in this Article shall have the meanings as provided in the Condominium Act.

Whenever any reference is made to one gender, the same includes a reference to any and all genders where the same would be appropriate. Similarly, whenever a reference is made to the singular, a reference also includes to the plural where the same would be appropriate.

ARTICLE IV COMMON ELEMENTS

Section 1. Common Elements.

The Common Elements of the Condominium are described in the Condominium Subdivision Plan and also described as follows:

A. General Common Elements.

The General Common Elements are:

(1) **Land and Open Areas.** The Property described in Article II above, excluding the portions identified in the Plan as Units and all improvements constructed within the Units, and excluding the portion thereof described as Limited Common Elements, but including any areas designated as General Common Elements in the Plan.

(2) **Building Improvements.**

- (a) Foundations, columns, floors (including floor construction between units) and bearing walls supporting the Units or the Condominium Project, including those shown on Exhibit B.
- (b) Television, telecommunication and internet connection areas, devices, lines and systems, mechanical and circulation systems, including heating, ventilation and air conditioning systems, fire control and sprinkler systems serving more than one (1) Unit.
- (c) Stairways, lobbies, and elevators which serve all of the Units.
- (d) Exterior building walls, windows and doorways.
- (e) Atrium walls, windows, open areas, ceiling and floor space not located within a Unit or within a Limited Common Element.
- (f) Common entryway areas.
- (g) Skylights, chimneys, cornices, canopies, roofs and other exterior features.
- (h) Such other building improvements as are designated in Exhibit B as General Common Elements.

(3) **Easements.** All beneficial utility, drainage and other easements pertaining to the Condominium, reciprocal or otherwise;

(4) **Mechanical Systems and Utilities Serving the Condominium.** Mechanical systems and utilities which serve the Condominium Units and Common Elements shall be General Common Elements to the extent not owned by a local public authority or company providing pertinent service up to the point of connection of each service to each Unit (or to the point of connection to any separate meter serving a Unit).

To the extent possible, use of such mechanical systems and utilities shall be separately metered to each Unit Co-owner for use by such Unit and its appurtenant Limited Common

Elements, and to the Association for use by the General Common Elements, if any. To the extent that separate metering of use of such mechanical systems and utilities is not possible, the Association shall pay such costs and bill the Unit Co-owners based on their respective percentage of value.

The Association shall be responsible for reconstruction, maintenance, repair, improvement and replacement of the mechanical systems and utilities which serve the General Common Elements and more than one (1) Unit to the point of connection to a Unit (or to the point of connection to any separate meter serving the Unit) and shall bill the Unit Owners for the cost associated with construction, maintenance, improvement, repair and replacement based on their respective percentage of value.

Subject to the foregoing, General Common Elements include the following:

- (a) *Electrical.* The electrical transmission system throughout the Condominium up to, but not including, the electric meter for each Unit.
 - (b) *Telephone and Telecommunications System.* The telephone or telecommunications equipment and system throughout the Condominium up to the point of connection to each Unit.
 - (c) *Gas.* The gas distribution system throughout the Condominium up to the point where it is stubbed for connection with each Unit.
 - (d) *Water.* The water distribution system throughout the Condominium up to the point where service is stubbed for connection with each Unit
 - (e) *Sanitary Sewer.* The sanitary sewer system throughout the Condominium up to the point where service is stubbed for connection to each Unit.
 - (f) *Storm Sewer/Storm Water Detention Areas and Drainage Facilities.* The storm sewer system, storm water detention areas, sedimentation areas, and drainage facilities throughout the Condominium.
 - (g) *Exterior Lights.* The street and walkway lighting equipment and systems throughout the Condominium, if any.
 - (h) *Surface Improvements.* The sidewalks, parking areas, covered handicapped parking area, and other surface improvements throughout the Condominium which are shown on the Condominium Subdivision Plan as General Common Elements
- (5) **Roads.** All roads and drives within the Condominium, except where designated as a Limited Common Element;

(6) **Landscaping.** All landscaping, berms, trees, plantings and signage for the Condominium, and other structures and improvements, if any, located on the General Common Element land;

(7) **Fencing.** Any wall, fencing or similar structures including privacy fences, located within the General or Limited Common Elements;

(8) **Other.** All other elements of the Condominium not designated in this Article IV as General or Limited Common Elements which are not enclosed within the boundaries of a Unit, and which are intended for common use or are necessary to the existence, upkeep, and safety of the Condominium.

Some or all of the utility lines, systems (including mains and service leads) and equipment, described above may be owned by the local public authority or by the company providing the pertinent service. Accordingly, such utility lines, systems and equipment will be General Common Elements only to the extent of the Co-owners' interest therein, if any.

Some or all of the utility lines, systems (including mains and service leads) and equipment described above ("utility system") service single buildings containing more than one Unit. Accordingly, and where necessary or applicable, there will be an easement for the Common Element through each Unit to enable the utility system to appropriately serve each of the Units in the subject building.

B. Limited Common Elements.

Limited Common Elements will be subject to the exclusive use and enjoyment of the Co-owner of the Unit(s) to which the Limited Common Elements are appurtenant. The Limited Common Elements are as follows:

(1) **Building Parking Spaces and Storage Areas.** The handicapped parking space located on the first floor of the Condominium Building is limited in use to the Co-owners of Units 1-8. The remaining parking spaces and the storage rooms located on the first floor of the Condominium Building are limited in use to the Co-owner of the Unit to which the parking space or storage room is appurtenant. As of the date of this Amended and Restated Master Deed, the Limited Common Element Parking Spaces and Storage Rooms are assigned as follows:

Unit No.	Condominium No.	Parking Space No.	Storage Room No.
1	327	PS 8	SR 7
2	303	PS 9	SR 8
3	321	PS 7	SR 6
4	325	PS 11	SR 0
5	337	PS 3	SR 2
6	333	PS 4	SR 3
7	331	PS 6	SR 5
8	335	PS 10	SR 9

9	311	PS 2, PS 5	N/A
---	-----	------------	-----

(2) **Unit 9.** The restrooms and portions of the hallways located on the first floor are limited in use to the Co-owner of Unit 9. The portion of the Condominium previously designated as limited common element storage rooms 1 and 4 on the original Subdivision Plan are within the boundaries of Unit 9.

(3) **Units 1 – 8.** The common hallways and lobbies on the second and third floors are limited in use to the Co-owners of Units 1-8, and the surface of the balconies adjacent to each of the Units 1 – 8, respectively, are limited in use to the Co-owner of the Unit to which the balcony is appurtenant.

(4) **Carport Parking.** The carport parking spaces are limited in use to the Co-owners of Units 1 – 8.

(5) **Other.** Any other elements of the Condominium, not enclosed within a Unit, which are appurtenant to and/or benefit one or more Units, though less than the entire Condominium, will be Limited Common Elements.

Section 2. Responsibility for Unit and Common Elements.

Subject at all times to the Association’s exclusive right and obligation to control and approve the exterior appearance and use of all Units and appurtenant Limited Common Elements as described in Article VI of the Amended and Restated Condominium Bylaws, the respective responsibilities for the maintenance, decoration, repair and replacement of the Units and Common Elements comprising the Condominium are as follows:

A. Co-owner Responsibilities:

(1) **Unit and Limited Common Elements.** Except as provided in Section 2(B) below, the primary responsibility for maintenance, decoration, repair and replacement, including all costs associated therewith, of a Unit, including all fixtures, improvements and personal property located therein or elsewhere throughout the Condominium, the Limited Common Elements and those General Common Elements described herein, will be borne by the Co-owner of the Unit, except that each Co-owner shall not be individually responsible for capital repairs to the parking spaces appurtenant to the Co-owner’s Unit, but rather this shall be the responsibility of the Association. Additionally, each Co-owner will be responsible for the cost of decorating, maintaining, repairing and replacing the following items:

- (a) All appliances and equipment within the Unit and supporting hardware, including, but not limited to, furnace and related ductwork, humidifier, air cleaner, any personal alarm system, garbage disposal, dishwasher, microwave, range, oven, refrigerator, vent fans and related ductwork, dryer venting, vent covers and filters, individual hot water heaters, fireplaces, flues dampers and chimneys (except exterior surfaces);

- (b) Electrical lines, wires, outlets, switches, boxes, circuit breakers and fixtures from the point of entry in the Unit (even though part of the system may be designated as a General Common Element);
- (c) The gas lines, pipes, valves and fixtures from the point the same branches off to solely serve an individual Unit (even though part of the system may be designated as a General Common Element), but specifically excluding any mains or lines running through the Unit to serve other Units or the Common Elements;
- (d) The water lines and traps within a Unit (even if they may be designated as General Common Elements);
- (e) All cabinets, counters, interior doors, closet doors, sinks, basement floors, garage floors, and floor construction between Unit levels to which such floor is appurtenant, floor tile, wall tile and related hardware;
- (f) All improvements and/or decorations, including, but not limited to, paint, wallpaper, window treatments, carpeting or other floor covering and trim;
- (g) All windows, interior doors, door walls, Unit entry and access doors, including storm doors, screens, locks, hardware, thresholds, sills and weather stripping (except that the Association shall be responsible for decoration, including painting, of the exterior of the Unit entry door located inside the building);
- (h) All attic and wall insulation repair, replacement and maintenance, and all interior drywall repair, replacement, maintenance and painting (even though some of these elements may be designated as a General Common Element);
- (i) The costs of maintenance, repair, and replacement of the air conditioning unit and related equipment and duct-work shall be the responsibility of the Co-owner. No work may be performed on the roof of the building without the prior written approval of the Association. Any Co-owner who performs any work on the roof of the building shall indemnify the Association for any damage to the roof, including the roof membrane. The Association reserves the right to perform any necessary maintenance, repair, or replacement on the air conditioning units located on the roof and to assess the costs of such maintenance, care, and replacement to the Units to which such air conditioning units are appurtenant.

- (j) Each Co-owner shall be responsible for care and maintenance of their appurtenant Storage Room, for any damage to the Storage Room resulting from its use, and the costs of any replacement keys or locks (any lock being replaced must be replaced with the same type and brand of lock and with the approval of the Board of Directors to maintain uniformity).
- (k) All other items not specifically enumerated above, but which are located within the boundaries of a Unit.

(2) **Utility Charges.** All individually metered utility services, including electricity, gas, cable and telephone, will be borne by the Co-owner of the Unit to which the services are furnished. All commonly metered utilities will be borne by the Association as an expense of administration, except that the cost for water for Units 1-8 shall be equally apportioned between Units 1-8. The cost of water for Unit 9 shall be paid directly by the Co-owner of Unit 9. In the event of waste, the Board of Directors has the authority to assess the excess consumption cost to the Co-owner of the Unit where the waste occurred or take such action as the Board deems reasonable, in its sole discretion, to remediate the excess use. "Waste" will include the failure (whether intentional or by virtue of negligence) to maintain appliances as determined by the Board of Directors in its reasonable discretion. Any costs or damages to the Association or to other Co-owners for such waste may be assessed to and collected from the responsible Co-owner in the manner provided in Article II of the Amended and Restated Condominium Bylaws.

(3) **Common Exterior Lighting.** The cost of electricity for common lighting will be borne by the Association as an expense of administration. Co-owners will not modify or change any exterior light fixtures nor cause the electrical flow for their operation to be interrupted at any time. Each Co-owner will be responsible for paying the electrical charges for porch lighting that is appurtenant to such Co-owner's Unit and for replacing light bulbs within such porch fixtures. No Co-owner will disconnect or render exterior lighting inoperative.

(4) **Co-owner Additions, Modifications.** Co-owner improvements, additions or modifications, even though approved by the Association, will not be considered Limited or General Common Elements in any case, and will be the complete responsibility of the Co-owner. Should the Association require access to any elements of the Condominium which necessitates the moving or destruction of all or part of any such addition or modification, all costs, damages and expenses involved in providing access and restoring the addition or modification will be borne by the Co-owner. A Co-owner will refrain from repairing, altering, replacing, removing, painting, decorating or changing the exterior of a Unit or any exterior appendage, including, without limitation, air conditioning units and Unit entry doors, whether exclusively used by the Co-owner or otherwise, without first obtaining the Association's prior written consent pursuant to Article VI of the Amended and Restated Condominium Bylaws. Any replacement window, door, or other element will be comparable to the original and must be approved by the Association prior to installation.

(5) **Co-owner Fault.** Any and all costs for maintenance, decoration, repair and replacement of any Common Element caused by the intentional or unintentional act(s) of any Co-

owner, or family, guests, tenants or invitees of a Co-owner, will be borne by the Co-owner. The Association may incur such costs and charge and collect them from the responsible Co-owner in the manner as an assessment in accordance with Article II of the Amended and Restated Condominium Bylaws.

(6) **Repair to Association Specifications.** All maintenance, repair and replacement obligations of the Co-owners as described above and as provided in the Amended and Restated Condominium Bylaws will be performed subject to the Association's mandatory prior written approval and control with respect to color, style, timing, material and appearance.

(7) **Failure of Co-owner to Perform Maintenance Responsibilities.** If a Co-owner fails to maintain, decorate, repair or replace any items for which he or she is responsible, the Association shall have the right, but not the obligation, to take whatever action or actions it deems desirable to maintain, decorate, repair or replace any such Limited Common Elements, at the expense of the Co-owner of the Unit, in accordance with Article VII, Section 3 of this Amended and Restated Master Deed.

B. Association Responsibilities:

Except as otherwise expressly provided in this Master Deed or the Condominium Bylaws, the Association will, to extent and at such times as the Board determines, in the exercise of its business judgment, maintain and keep the following Common Elements for which it bears such responsibility, in a reasonable state of good working order, condition and repair, in a reasonably clean, neat, safe and sanitary condition, and in conformity with all laws, ordinances, and regulations applicable to the Common Elements:

(1) **Limited Common Elements.** Except in cases of Co-owner fault, the Association will be responsible for the maintenance, repair and replacement of the following Limited Common Elements:

- i. Maintain, repair and resurface all Limited Common Element drive and parking areas (including the covered Building Parking Spaces and Carport Parking Spaces which are Limited Common Elements) to keep the same in a smooth and evenly covered condition and periodically sweep, clean and restripe the same.
- ii. Decorate, maintain, repair, and replace the Limited Common Element hallways on Floors 1, 2, and 3.

(2) **General Common Elements.** The costs of maintenance, decoration, repair and replacement of all General Common Elements—except those assigned to the Co-owners under the various subsections of Section 2(A) above—will be borne by the Association, in accordance with the provisions of this Article and the Amended and Restated Condominium Bylaws.

(3) **Unauthorized Repair.** The Association will not be obligated to reimburse Co-owners for repairs that the Co-owner makes or contracts for. The Association will only be

responsible for payments to contractors for work authorized by the Board of Directors or by the management company hired by the Association.

C. **Unusual Expenses.** Any other unusual common expenses benefiting less than all of the Units, or any expenses incurred as a result of the conduct of less than all of those entitled to occupy the Condominium, or by their licensees or invitees, will be specifically assessed against the Unit or Units or Units involved in accordance with MCL 559.169 of the Condominium Act.

D. **Water Shutoff Valves and Fire Alarm System.** A Co-owner whose Unit contains common water shutoff valves, fire control sprinklers, or fire alarm equipment will not restrict the Association, contractors, utility companies or respective governmental agencies from entering a Unit to maintain, repair or replace such equipment if necessary by the Association. To ensure reasonable accessibility to such equipment, Co-owners will not convert the portion of the Unit containing such equipment to living area without the prior written approval of the Association.

ARTICLE V USE OF PREMISES

No Co-owner will use their Unit or the Common Elements in any manner inconsistent with the purposes of the Condominium, the Condominium Documents, zoning and other ordinances of the City of Northville, State and Federal laws and regulations, or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of their Unit or the Common Elements.

ARTICLE VI UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 1. Unit Description.

The condominium consists of 9 units labeled 1 through 9 inclusive. Each Unit in the Condominium is described in this Section with reference to the Condominium Subdivision Plan of New Victorian Condominium as prepared by Washtenaw Engineering Company, and attached as Exhibit B to the Original Master Deed for New Victorian Condominium. Each Unit shall include all space located within the Unit boundaries as shown on Exhibit B and delineated with heavy outlines. For all purposes, individual Units may hereafter be defined and described by reference to this Master Deed and the individual number assigned to the Unit in the Subdivision Plan.

Section 2. Calculation of Percentage of Value.

The percentage of value assigned to each Unit shall be as set forth below. The determination that percentages of value shall be as set forth below was made after reviewing the comparative characteristics of each Unit in the Project which would affect maintenance costs and value and concluding that the percentage of value was fairly divided by the number of building floors. Accordingly, the percentages of value were established by dividing 100 by 3, and then dividing 66.66 by 8 for Units 1 - 8.

The percentage of value assigned to each Unit shall be determinative of each Co-owner's respective share of the Common Elements of the Condominium Project, the proportionate share of each respective Co-owner in the proceeds and expenses of the administration and the value of such Co-owner's vote at meetings of the Association of Co-owners. The total value of the Project is 100%. Each Unit's Percentage of Value is as follows:

<u>Unit</u>	<u>Percentage of Value</u>
1	8.3325%
2	8.3325%
3	8.3325%
4	8.3325%
5	8.3325%
6	8.3325%
7	8.3325%
8	8.3325%
9	33.34%

Section 3. Relocation of Boundaries of Adjoining Units by Co-owners.

Boundaries between adjoining Condominium Units may be relocated at the request of the Co-owners of such adjoining Condominium Units and upon approval of the affected mortgagees of these Units. Upon written application of the Co-owners of the adjoining Condominium Units and upon the approval of said affected mortgagees, the Board of Directors of the Association shall prepare and execute an amendment to the Amended and Restated Master Deed duly relocating the boundaries pursuant to the Condominium Documents and the Act. Such an amendment to the Amended and Restated Master Deed shall identify the Condominium Units involved and will state that the boundaries between those Condominium Units are being relocated by agreement of the Co-owners involved and such amendment shall contain the conveyance between those Co-owners. All Co-owners and mortgagees of Units and other persons interested or to become interested in the Condominium from time to time will be deemed to have irrevocably and unanimously consented to such amendment of this Amended and Restated Master Deed to effectuate the foregoing. All such interested persons irrevocably appoint the Association, through its Board of Directors, as agent and attorney for the purpose of execution of such amendment to the Amended and Restated Master Deed and all other documents necessary to effectuate the foregoing. Such amendment may be adopted without the necessity of re-recording an entire master deed or the exhibits thereto and may incorporate by reference all or any pertinent portions of this Amended and Restated Master Deed and the Exhibits hereto. The amendment shall be delivered to the Co-owners of the Condominium Units involved upon payment by them of all reasonable costs for the preparation and recording thereof which may be assessed to and collected from the responsible Co-owners in the manner provided in Article II of the Amended and Restated Condominium Bylaws.

**ARTICLE VII
EASEMENTS, RESTRICTIONS AND AGREEMENTS**

Section 1. Easements for Support, Ventilation, Access, and Fire Control.

There shall exist easements in favor of the Developer, the Association and their respective officers, directors, agents and designees and for the benefit of all Unit Owners and their successors and assigns over all portions of the Condominium and easement areas for structural support and fire control of the Condominium and improvements built thereon and for the inspection, maintenance, repair, improvement and replacement of all building improvements, Common Elements or portions of Units which provide structural support and fire control for the Condominium to insure the continued structural integrity and adequate fire control of the Condominium. There shall also exist easements in favor of the Developer and the Association, its officers, directors, agents and designees and their successors and assigns for inspection, maintenance, repair, improvement and replacement of all Common Elements of the Project, including, but not limited to, the roof, atrium, basement, lobbies, access ways, parking areas, mechanical and circulation systems, lines and equipment, telecommunications, internet and utility systems, lines and equipment, fire suppression and sprinkler systems, access and entry ways, stairways and elevators throughout the Project to insure proper functioning for the benefit of all Co-Owners. The cost of inspection, maintenance, repair, improvement and replacement of such Common Elements shall be borne by the Association if a General Common Element and by the Co-Owner of the Unit to which such system is appurtenant as set forth in Article IV if a Limited Common Element or a Unit. If such Co-owner fails to pay such costs, then the Association may do so and bill the Co-Owner as set forth in Article II of the Bylaws.

Section 2. Easement for Maintenance of Encroachments and Utilities.

In the event any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or moving of a building, or due to survey errors, or construction deviations, reciprocal easements shall exist for the maintenance, repair or reconstruction of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to, through and over those portions of the Property, structures, buildings and improvements for the continuing maintenance and repair of all utilities in the Condominium.

Section 3. Easement in Favor of the Association.

There shall be easements to and in favor of the Association, and its officers, directors, agents, and designees, in, on and over all Units and Common Elements in the project for access to the Units, water and sewage disposal systems and other utilities, and the exterior and interior of the building that is now existing or hereafter constructed within the Condominium to permit the maintenance, repair, replacement, and/or decoration thereof in accordance with this Master Deed. There also shall exist easements to and in favor of the Association, and its officers, directors, agents, and designees, in, on and over all Units and Common Elements of the Condominium for access to and maintenance of those Common Elements of the Condominium for which the Association may from time to time be reasonable. There shall also be an easement in favor of the Association, and

its successors and assigns, to undertake maintenance of a Unit or a Limited Common Element appurtenant to a Unit if the Owner of that Unit fails to maintain the Unit or the Limited Common Element appurtenant to that Unit in a manner required by Article IV Section 2.A of this Master Deed.

Section 4. Association's Right to Grant Easements.

The Board of Directors of the Association may grant easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium for utility, roadway, construction or safety purposes; provided no such grant of easement shall unreasonably interfere with the use of the Condominium by any Co-owner. The Association further has the right to dedicate all streets and all utilities and utility easements located on the Condominium premises to the public for such consideration as the Association will determine in its sole discretion.

Section 5. Association's Easement for Maintenance, Repair and Replacement.

The Association and all public or private utilities will have such easements over, under, across and through the Condominium Premises, including all Units and Common Elements, as may be necessary to fulfill any responsibilities of maintenance, repair, decoration, replacement or upkeep which they or any of them are required or permitted to perform under the Condominium Documents or by law or to respond to any emergency or common need of the Condominium. If a Co-owner fails to maintain, decorate, repair, replace or otherwise keep their Unit, any improvements or appurtenances or any Common Elements for which the Co-owner is responsible, the Association may (but is not required), after providing written notice to the Co-owner and a period of fifteen (15) days to cure such failure, in its discretion take whatever actions it deems desirable to so maintain, decorate, repair or replace the Unit, its appurtenances or any of the Common Elements for which the Co-owner is responsible. The Association will not be liable to the Co-owner of any Unit or any other person in trespass or in any other form of action for the exercise of rights pursuant to the provisions of this Section or any other provision of the Condominium Documents that grant such easements, rights of entry or other means of access. Failure of the Association to take any such action will not be deemed a waiver of the Association's right to take any such action at a future time. All expenses, costs and reasonable attorney fees incurred by the Association in performing any responsibilities as set forth in this Section will be assessed against such Co-owner in accordance with Article II of the Amended and Restated Condominium Bylaws and will be due and payable in the same manner as the Annual Assessment. Further, the lien for nonpayment will attach as in all cases of regular assessments and such assessments may be enforced using all means available to the Association under the Condominium Documents and by law for the collection of regular assessments including, without limitation, legal action, foreclosure of the lien securing payment and the imposition of fines.

Section 6. Telecommunications Agreements.

The Association, acting through its duly constituted Board of Directors, will have the power to make or cause to be made such installations and/or grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multi-Unit agreements and, to the

extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broadband cable, satellite dish, earth antenna and similar services (collectively referred to as "Telecommunications") to the Condominium or any Unit therein. Any and all sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing the same or sharing periodic subscriber service fees, will be receipts of administration of the Condominium within the meaning of the Condominium Act and will be paid over to and will be the property of the Association.

Section 7. Storm Water Drainage Area Easements.

Storm water drainage area easements are established to assure the perpetual functioning of the storm water drainage system as shown on Exhibit B.

Section 8. Utility Easements.

Easements for private and public utilities including water mains, storm sewers and sanitary sewers, natural gas, electricity and telecommunication service are reserved and established across the Units and Common Elements as set forth on Exhibit B. Developer may have entered into separate easement agreements and/or dedications with the City of Northville and utility companies for sewer, water and utility purposes, the terms of which are incorporated herein by reference. The Association reserves the right at any time to grant easements for utilities over, under and across the Condominium to appropriate governmental agencies or to utility companies and to transfer title to utilities to governmental agencies or to utility companies. Any such easement or transfer of title may be made by the Association without the consent of any Owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit B, recorded in the Wayne County Records. All of the Owners and mortgagees of Units and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed as may be required to effectuate the foregoing grant of easement or transfer of title.

Section 9. Further Rights Reserved to Association.

The Association reserves to itself and all Co-owners of the Property described or portion or portions thereof, perpetual easements to use, tap, tie into, extend and enlarge all utility mains located in the Condominium, including, but not limited to, water, gas, telephone, electrical, cable television, storm and sanitary sewer mains and appurtenances. The Association further reserves to itself and all Co-owners of the Property, easements for the unrestricted use of the General Common Elements of the Condominium for the purpose of further development and construction.

In addition, the Association specifically reserves an easement in itself, its successors and assigns, to use the General Common Elements of the Condominium to use in the development of any property adjoining the Condominium and for access to the property after developed. While this easement cannot unreasonably increase the burden on the Common Elements, its purpose is to allow vehicular, utility, and any other form of access to the adjoining property. Thus, there will be a noticeable increase in the burden on the Common Elements, but the increase is to be expected by

Co-owners. The Association further reserves easements over the Property for the purpose of reasonable access from the public roads to the Condominium in furtherance of the development of the Condominium.

Section 10. Easement for Public Access.

There shall exist an easement for public access over the General Common Element parking area and walk for those persons and vehicles coming to the Condominium for purposes directly related to the use of the Units. Developer has also granted an easement to the City of Northville over the westerly 5.5 feet and 6.5 feet (as shown on Exhibit B) for parking purposes, as recorded in Liber 35481, Page 1609, Wayne County Records.

Section 11. Emergency and Public Service Vehicle Access Easement.

There will exist for the benefit of the Co-owners, the City of Northville and any emergency service agency or other governmental unit, an easement over all roads and driveways in the Condominium for use by the City of Northville and emergency or other governmental service vehicles. Said easement will be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulance and rescue services, both public and private school transportation and other lawful governmental or private emergency services to the Condominium and Co-owners. The U.S. Postal Service will have an easement over the roads in the Condominium for its vehicles for delivery of mail. The granting of these easements will not be construed as a dedication of any streets, roads or driveways to the public.

Section 12. Declaration of Restrictive Covenants dated March 12, 2009.

The New Victorian Condominium Association, as administrator of the Condominium, is a beneficiary under a Declaration of Restrictions dated March 12, 2009, recorded on April 8, 2009, in Liber 47832, Page 1147, Wayne County Records (the "Declaration"). Under the Declaration, the property encumbered by the Declaration is to be used as a paved public surface parking lot operated and maintained by the City of Northville and for no other purposes other than (i) those purposes reasonably incident thereto, (ii) a License Agreement or License Agreements for use, maintenance, screening and storage of a trash dumpster by Starbuck's (or the successor occupant or tenant of the premises at 302 E. Main Street, Northville, Michigan), and New Victorian Condominium Association, (iii) an access easement for ingress and egress benefiting an adjacent parcel recorded on April 8, 2009, in Liber 47832, Page 1121, Wayne County Records, and (iv) as may be permitted pursuant to the terms and conditions of any existing and recorded utility easements. No other structures are to be built, installed or placed upon the property encumbered by the Declaration. Unless extended, the term of the Declaration is twenty (20) years from the date of the Declaration. The property encumbered by the Declaration is as follows:

Part of Lots 20, 21 and 22 of ASSESSOR'S NORTHVILLE PLAT NO. I of William Yerkes Addition to the Village of Northville and of Block 12 of plat of the Village of Northville as recorded in Liber 19, pages 241 and 242, of deeds and of part of the South 14 of Sec. 3, T. 1 S., R. 8 E., Village of Northville (now City of Northville),

Wayne County, Michigan as recorded in Liber 66 of Plats, page 45, Wayne County Records, and being more particularly described as:

BEGINNING at the Northwest corner of said Lot 22; thence N. 85° 30' 10" E. 51.15 feet along the North line of said Lot 22 to the Northeast corner of said Lot 22; thence S. 05° 29' 00" E. 7.45 feet along the East line of said Lot 22; thence N. 85° 30' 10" E. 92.38 feet to a point on the East line of said Lot 20; thence S. 04° 57' 00" E. 60.00 feet along the East line of said Lots 20 and 21; thence S. 85° 30' 10" W. 143.70 feet to a point on the West line of said Lot 22; and thence N. 04° 52' 10" W. 67.45 feet along the West line of said Lot 22 said line also being the East right of way line to the POINT OF BEGINNING. Containing 0.21 acres (9000 square feet) of land, more or less.

Section 13. License Agreement Dated March 12, 2009.

The New Victorian Condominium Association is the licensee under a certain license agreement dated March 12, 2009, between the City of Northville as Licensor and the New Victorian Condominium Association as Licensee (the "License"). Under the License the Association retains a non-exclusive right to use certain land for the use of a dumpster and refuse management enclosure. The License imposes certain obligations on the Association relating to the dumpster and refuse management enclosure including maintenance and insurance. Unless extended, the term of the License is twenty (20) years from the date of the License.

Section 14. Other Easements.

The Condominium Property is also encumbered by other easements, including, but not necessarily limited to: (i) easements for sanitary or storm sewers granted to the City of Northville and the State, including the Storm Sewer Easement Agreement recorded on April 8, 2009, in Liber 47832, Page 1116, Wayne County Records; (ii) an easement in favor of the City of Northville; and (iii) the rights of the public and of any governmental unit to any road, street or highway.

**ARTICLE VIII
AMENDMENTS**

This Amended and Restated Master Deed and any Exhibit hereto may be amended as provided in the Condominium Act in the following manner:

Section 1. Co-owner Approval.

Except as otherwise provided and subject to Section 2 below, the Association may make and record amendments to this Amended and Restated Master Deed, the Condominium Bylaws or the Condominium Subdivision Plan upon the affirmative vote of sixty-six and sixty-seven one hundredths of one percent (66.67%) of the Co-owners, as determined by percentage of value, as of the record date for such vote, which will be the date that the acceptance of votes ends unless otherwise established by the Board of Directors.

Section 2. Mortgagee Consent.

Whenever a proposed amendment would materially alter or change the rights of mortgagees as defined in MCL 559.190a(9) of the Condominium Act, such amendment will require the consent of not less than two-thirds (2/3) of all mortgagees of record. A mortgagee will have one vote for each mortgage held. Mortgagee approval will be solicited in accordance with MCL 559.190a of the Condominium Act.

Section 3. Modification of Units, Common Elements and Percentage of Value.

Notwithstanding any other provision of this Article VIII, the method or formula used to determine the Percentages of Value of Units in the Condominium, as described in Article VI, may not be modified without the consent of each affected Co-owner and mortgagee, except as permitted by the provisions of the Condominium Act, as amended. A Co-owner's Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent. The Condominium may be terminated only in accordance with MCL 559.151 of the Condominium Act. Units may be consolidated as provided in MCL 559.148 of the Condominium Act.

Section 4. Termination, Vacation, Revocation and Abandonment.

The Condominium may be terminated, vacated, revoked or abandoned with the written consent of eighty percent (80%) of the Co-owners and eighty percent (80%) of first mortgagees, and otherwise allowed by law.

Section 5. Limitation on Co-owner Challenge.

Any action by a Co-owner that disputes the validity of the Amended and Restated Master Deed and Condominium Bylaws must be filed within one (1) year of the date this amendment is recorded with the Register of Deeds or otherwise any such claim is barred.

**ARTICLE IX
CONFLICTING PROVISIONS**

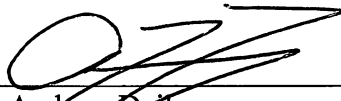
If any provision of this Amended and Restated Master Deed conflicts with the Act, the Act shall control. If any provision of this Amended and Restated Master Deed conflicts with any provision of the Amended and Restated Condominium Bylaws, the Condominium Subdivision Plan, the Articles of Incorporation and any Rules and Regulations, the following order of priority controls:

1. Amended and Restated Master Deed
2. Condominium Subdivision Plan
3. Amended and Restated Articles of Incorporation
4. Amended and Restated Condominium Bylaws
5. Rules and Regulations

If any provision of this Amended and Restated Master Deed is held in whole or in part to be unenforceable for any reason, the remainder of that provision and the Amended and Restated Master Deed will be severable and remain in effect.


IN WITNESS WHEREOF, the Association has caused this Amended and Restated Master Deed to be executed the day and year first above written.

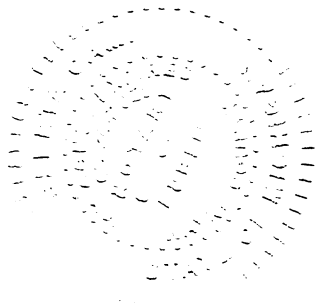
New Victorian Condominium Association, a Michigan nonprofit corporation

By: 
Name: Andrew Daily
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF Wayne)

On this 13th day of February, 2020, the foregoing Amended and Restated Master Deed was acknowledged before me by Andrew Daily, President of New Victorian Condominium Association, a Michigan nonprofit corporation, on behalf of and by authority of the corporation.


Notary Public, Blerta Cami
Wayne County, Michigan
My Commission Expires: 03/24/2023
Acting in Wayne County, Michigan



Drafted by and when recorded, return to:

Matthew W. Heron
Hirzel Law, PLC
37085 Grand River Avenue, Suite 200
Farmington, Michigan 48335
(248)478-1800

EXHIBIT A

Amended and Restated Bylaws

NEW VICTORIAN CONDOMINIUM

**ARTICLE I
ASSOCIATION OF CO-OWNERS**

Section 1. The Association.

New Victorian Condominium, a mixed use Condominium located in the City of Northville, Wayne, Michigan, will be administered by an Association of Co-owners, which will be a nonprofit corporation, the New Victorian Condominium Association (hereinafter the "Association"). The Association will be responsible for the management, maintenance, operation and administration of the Common Elements, property, easements and affairs of the Condominium, subject to and in accordance with the Amended and Restated Master Deed, these Amended and Restated Bylaws, the Amended and Restated Articles of Incorporation, duly adopted Rules and Regulations of the Association (collectively referred to herein as the "Condominium Documents"), and the laws of the State of Michigan. All Co-owners and all persons using or entering upon or acquiring any interest in any Unit or the Common Elements will be subject to the provisions and terms set forth in the Condominium Documents.

Section 2. Purpose of Amended and Restated Bylaws.

These Amended and Restated Bylaws are designated as both the Condominium Bylaws, as required by the Condominium Act, MCL 559.101, et al., as amended, and the Corporate Bylaws as required by the Michigan Nonprofit Corporation Act, MCL 450.2101, et al., as amended. These Amended and Restated Bylaws are intended to supersede any prior Bylaws.

**ARTICLE II
ASSESSMENTS**

The Association's levying of Assessments and collection of Assessments will be governed by the following provisions:

Section 1. Taxes and Assessments.

The Association will be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-owners and personal property taxes based thereon will be treated as expenses of administration. Governmental special assessments and property taxes will be assessed against the individual Unit, notwithstanding any subsequent vacation of the Condominium. The levying of all property taxes and governmental special assessments will be assessed in accordance with MCL 559.231 of the Condominium Act, as amended.

Section 2. Expenses and Receipts of Administration.

All costs incurred by the Association in satisfaction of any liability arising within, caused by or in connection with the Common Elements or the administration of the Condominium will be expenses of administration, and all sums received as proceeds of, or pursuant to, any policy of insurance carried by the Association securing the interests of the Co-owners against liabilities or losses arising within, caused by or connected with the Common Elements or the administration of the Condominium will be receipts of administration, within the meaning MCL 559.154(4) of the Condominium Act, as amended, except as modified by the specific assignment of responsibilities for costs contained in Article IV of the Amended and Restated Master Deed.

Section 3. Determination of Assessments.

Assessments will be determined as follows:

A. Annual Budget and Annual Assessments.

The Board of Directors of the Association will establish an annual budget in advance for each fiscal year and such budget will project all expenses for the forthcoming year that may be required for the operation, management and maintenance of the Condominium. Any budget adopted will include an allocation to a reserve fund for maintenance, repairs and replacement of those Common Elements that must be replaced on a periodic basis, in accordance with Subsection D below. Upon adoption of an annual budget by the Board of Directors, copies of the budget will be delivered to each Co-owner and the Annual Assessment for the year will be established based upon that budget. The failure to deliver a copy of the budget to each Co-owner, or otherwise send a bill, coupon or invoice for assessments, will not affect or in any way diminish the liability of any Co-owner for any existing or future Assessments. Failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year, or to send a bill, coupon or invoice for assessments, will not constitute a waiver or release in any manner of a Co-owner's obligation to pay Assessments. In the absence of any annual budget or adjusted budget, each Co-owner will continue to pay each Assessment at the rate established for the previous fiscal year until notified of any change in the installment payment which will not be due until at least thirty (30) days after a budget is adopted.

B. Additional Assessments.

The Board of Directors, in its sole discretion, will have the authority to increase the Annual Assessment or to levy Additional Assessments as it deems necessary. An Additional Assessment may only be levied for the following purposes:

- (i) to meet deficits incurred or anticipated because current Assessments are insufficient to pay the costs of operation and maintenance;
- (ii) to provide replacements of existing Common Elements;

- (iii) to provide additions to the Common Elements at a total annual cost not to exceed twenty (20%) percent of the Association's annual operating budget from the prior fiscal year;
- (iv) to purchase a Unit upon foreclosure of the lien for Assessments described hereafter; or
- (v) for any emergencies.

The authority to levy Assessments pursuant to this Subsection is solely for the benefit of the Association and will not be enforceable by any creditors of the Association unless the Association voluntarily assigns the right to levy Assessments to any lender in connection with a voluntary loan transaction entered into by the Association.

C. Special Assessments.

Special Assessments, in addition to those described in Subsection A and B above, may be levied by the Board of Directors as follows:

- (i) Common expenses associated with the maintenance, repair, renovation, restoration, or replacement of a Limited Common Element shall be specially assessed against the condominium unit to which that Limited Common Element was assigned at the time the expenses were incurred. If the Limited Common Element involved was assigned to more than 1 condominium unit, the expenses shall be specially assessed equally against each of the condominium units to which such Limited Common Element was assigned so that the total of the special assessments equals the total of the expenses, except to the extent that the Condominium Documents provide otherwise.
- (ii) Any other unusual common expenses benefiting less than all of the condominium units, or any expenses incurred as a result of the conduct of less than all those entitled to occupy the Condominium Project or by their licensees or invitees, shall be specially assessed against the condominium unit or condominium units involved, including, but not limited to, any sums owed by a Co-owner under the Condominium Documents, any previously unpaid proportionate share of expenses, irrespective of whether such proportionate share of expenses could have been assessed under any prior version of the Condominium Documents or any other contracts entered into between a Co-owner and the Association.
- (iii) Special Assessments for providing additions to the Common Elements at a total cost exceeding twenty (20%) percent of the Association's annual operating budget from the prior fiscal year. Special Assessments as provided for by this Subsection (iii) will not be levied without the prior approval of a majority of all Co-owners entitled to vote.

The authority to levy Assessments pursuant to this Subsection is solely for the benefit of the Association and will not be enforceable by any creditors of the Association unless the Association voluntarily assigns the right to levy Assessments to any lender in connection with a voluntary loan transaction entered into by the Association.

D. Reserve Fund.

The Association will maintain a reserve fund for major repairs and replacements of Common Elements, which, at a minimum, shall be equal to ten percent (10%) of the Association's current annual budget on a noncumulative basis. The reserve must be funded at least annually from the proceeds of the Annual Assessments set forth in Subsection A of this Section, but may be supplemented by Additional or Special Assessments. The Board of Directors will annually consider the needs of the Condominium to determine if a greater amount should be set aside in reserve or if additional reserve funds should be established for any other purposes. The Board may adopt such Rules and Regulations as it deems desirable with respect to type and manner of investment, funding of the reserves, disposition of reserves or any other matter concerning the reserve account(s).

Section 4. Apportionment of Assessments.

Unless otherwise provided in these Amended and Restated Bylaws or in the Amended and Restated Master Deed, all Assessments levied against the Units and Co-owners to cover expenses of management, administration and operation of the Condominium will be apportioned by the Co-owners in accordance with the Percentage of Value assigned to each Unit in Article VI of the Amended and Restated Master Deed.

Section 5. Payment of Assessments and Penalty for Default.

Annual Assessments as determined in accordance with Article II, Section 3(A) above will be payable by Co-owners in twelve (12) equal monthly installments, or in such installments as may be provided by the Board in its sole discretion, commencing with acceptance of a deed to or a land contract vendee's interest in a Unit, or with the acquisition of fee simple title to a Unit by any other means. Additional and Special Assessments will be payable as stated in the notice announcing their levy. The Association, as the Board so determines, may establish one or more required or preferred method(s) of payment, such as ACH payments, of Assessments and other charges due the Association. If the Board establishes a preferred method(s) of payment, the Association may impose a surcharge or other fee for the use of non-preferred form(s) of payment, such as check, credit card, or cash.

The payment of an Assessment will be in default if such Assessment, or any part of the Assessment, is not paid to the Association in full on or before the due date for such payment, which will be the first (1st) day of each calendar month, or such other date as may be established by the Board of Directors. Assessments in default will bear interest at the highest rate allowed by law or seven percent (7%) per annum, whichever is lower, until paid in full. In addition, all Assessments, or installments, which remain unpaid as of ten (10) days after the due date based on the postmark date or date of electronic transmission if sent electronically, will incur a uniform late fee of one-hundred (\$100.00) dollars to compensate the Association for administrative costs incurred as a

result of the delinquency. The Board of Directors may revise the uniform late fees and may levy additional late fees for Special and Additional Assessments, pursuant to Article VI, Section 12 of these Amended and Restated Bylaws without the necessity of amending these Amended and Restated Bylaws. Once there is a delinquency in the payment of any installment of the Annual Assessments, the remaining unpaid installments of the Annual Assessment for that fiscal year may be automatically accelerated so that such unpaid installments are immediately due and payable. Each Co-owner, whether one or more persons, will be personally liable for the payment of all Assessments including, reasonable attorney's fees, costs, late fees and interest levied against their Unit while such Co-owner has an ownership interest in the Unit. Payments on account of installments of Assessments in default will be applied in the following order (from highest priority to least priority):

- (i) to costs of collection and enforcement of payment and/or enforcement of Condominium Documents, including reasonable attorney's fees;
- (ii) interest;
- (iii) fines;
- (iv) late fees;
and then
- (v) to installments in default in order of their due dates.

A Co-owner transferring a Unit will not be entitled to any refund whatsoever from the Association with respect to any reserve account or other asset of the Association.

Section 6. Waiver of Use or Abandonment of Unit.

No Co-owner is exempt from liability for contribution toward the expenses of management, maintenance, operation or administration by any of the following actions: 1) waiver of the use or enjoyment of any of the Common Elements, 2) by abandonment of the Co-owner's Unit, 3) because of uncompleted repair(s), or 4) the failure of the Association to provide services and/or management to the Condominium or the Co-owner.

Section 7. Enforcement.

A. Statutory Lien.

Any sums assessed to a Co-owner that are unpaid, including, reasonable attorney's fees, costs, late fees, interest or advances made by the Association for taxes or other liens to protect its lien, constitute a lien upon the Unit or Units owned by the Co-owner at the time of the Assessment before other liens to the extent provided by law. The lien upon each Unit owned by the Co-owner will be in the amount assessed against the Unit, plus a proportionate share of the total of all other unpaid Assessments attributable to Units no longer owned by the Co-owner but which became due

while the Co-owner had title to the Units. The lien may be foreclosed by judicial action or by advertisement by the Association.

B. Remedies.

In addition to any other remedies available to the Association, the Association may enforce the collection of delinquent Assessments by a lawsuit for a money judgment or by foreclosure of the statutory lien that secures payment of Assessments, or both. So long as the default continues, a Co-owner:

- i. may not withhold or escrow Assessments;
- ii. may not assert in an answer, or set-off to a complaint brought by the Association for nonpayment of Assessments, the fact that the Association or its agents have not provided services or management to a Co-owner in default;
- iii. will not be entitled to utilize any of the General Common Elements of the Condominium; and
- iv. will not be entitled to vote at any meeting of the Association so long as such default continues.

However, this provision will not operate to deprive any Co-owner of ingress or egress to and from their Unit. The Association may also discontinue the furnishing of any utilities or services to a Co-owner in default upon seven (7) days written notice to such Co-owner of its intention to do so. In a judicial foreclosure action, a receiver may be appointed to collect reasonable rent for the Unit from the Co-owner or any persons claiming under them, and if the Unit is not occupied by the Co-owner, to lease the Unit and collect and apply the rental as provided in this Article. The Association may also assess fines for late payment or nonpayment of Assessments in accordance with the provisions of Article XVI of these Amended and Restated Bylaws. All remedies will be cumulative and not alternative.

C. Foreclosure of Lien and Foreclosure Proceedings.

Each Co-owner, and every other person who has any interest in the Condominium, will be deemed to have granted to the Association the unqualified right to elect to foreclose the lien securing payment of Assessments, costs and expenses, either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, and the provisions of MCL 559.208 of the Condominium Act, as amended, are incorporated by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligation of the parties to such actions. Further, each Co-owner and every other person who has any interest in the Condominium, will be deemed to have authorized the Association to sell or to cause to be sold the Unit and Improvements with respect to which Assessments are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each Co-owner acknowledges that at the time of acquiring title to such Unit, they were notified of the provisions

of this Section 7 either in these Amended and Restated Bylaws or in the original Bylaws, and that they voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of Assessments and a hearing on the same prior to the sale of the subject Unit. The Association, acting on behalf of all Co-owners, may bid at the foreclosure sale and acquire, hold, lease, mortgage or convey the Unit sold.

D. Notice of Action.

The Association may not commence a judicial foreclosure action nor publish any notice of foreclosure by advertisement until the expiration of ten (10) days after mailing by first class mail, postage prepaid, addressed to the delinquent Co-owner(s) at their last known address, of a written notice that an Assessment levied against the pertinent Unit is or are delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. Such written notice will be accompanied by a written affidavit of an authorized representative of the Association that sets forth (i) the affiant's capacity to make the affidavit, (ii) the statutory and other authority for the lien, (iii) the amount outstanding (exclusive of interest, costs, attorney's fees and future Assessments), (iv) the legal description of the subject Unit(s), and (v) the name(s) of the Co-owner(s) of record. Such affidavit will be recorded in the Office of the Register of Deeds in the County in which the Condominium is located prior to the commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it under the Condominium Documents or under Michigan law.

E. Expenses of Collection.

All expenses incurred in collecting unpaid Assessments or enforcing the Condominium Documents will be chargeable to the Co-owner in default and will be secured by the lien on the Co-owner's Unit. Expenses include, but are not limited to:

- i. interest;
- ii. fines;
- iii. late fees;
- iv. costs;
- v. reasonable attorney's fees not limited to statutory fees and including attorney's fees and costs incurred pre-litigation, or incidental to any bankruptcy proceedings filed by the Co-owner, whether delinquent or not, or probate or estate matters, including monitoring any payments made by the bankruptcy trustee or the probate court or estate to pay any delinquency, and/or reasonable attorney's fees and costs incurred incidental to any court action or other proceeding filed by the Co-owner; and
- vi. advances for taxes or other liens or costs paid by the Association to protect its lien

In the event of a foreclosure sale by the Association, the Co-owner will be liable for Assessments chargeable to the foreclosed Unit that become due before the expiration of the redemption period.

Section 8. Liability of Mortgagee.

The holder of any first mortgage of record covering any Unit in the Condominium, or its successors and assigns, who obtains title to the Unit pursuant to the foreclosure remedies provided in a mortgage, will take the property free of any claims for unpaid Assessments or charges against the mortgaged Unit which became due prior to the date of the foreclosure sale. This provision does not apply to past due claims evidenced by a Notice of Lien recorded prior to the recordation of the first mortgage.

Section 9. Unpaid Assessments Due on Sale of Unit.

Upon the sale or conveyance of a Unit, any unpaid Assessments, including interest, late fees, fines, costs and reasonable attorney's fees against a Unit will be paid out of the net proceeds of the sale price or by the purchaser in preference over any other Assessments or charges of whatever nature except (a) amounts due a federal taxing authority, or the State of Michigan or any subdivision of the State of Michigan for taxes or Special Assessments due and unpaid and (b) payments due under first mortgages having priority to the unpaid Assessments.

Section 10. Written Statement of Unpaid Assessments.

A purchaser of a Unit is entitled to a written statement from the Association setting forth the amount of unpaid Assessments, interest, late fees, fines, costs and reasonable attorney's fees outstanding against the Unit. The purchaser is not liable for any unpaid Assessments, interest, late fees, fines, costs and reasonable attorney's fees in excess of the amount set forth in such written statement, nor will the Unit be subject to any lien for any amounts in excess of the amount set forth in the written statement. Any purchaser or grantee who fails to request a written statement from the Association as provided herein at least five (5) days before the conveyance will be liable for any unpaid Assessments against the Unit, together with interest, late fees, fines, costs and reasonable attorney's fees incurred in connection with the collection of such Assessments. The Association may charge such amounts for preparation of such a statement as the Association will, in its discretion, determine.

Section 11. Construction Liens.

Construction liens attaching to any portion of the Condominium will be subject to the following limitations and MCL 559.232 of the Condominium Act:

A. Except as provided herein, a construction lien for work performed upon a Unit or upon a Limited Common Element may attach only to the Unit upon which the work was performed.

B. A construction lien for work authorized by the Association may attach to each Unit only to the proportionate extent that the Co-owner of the Unit is required to contribute to the expenses of administration as provided by the Condominium Documents.

C. A construction lien may not arise or attach to a Unit for work performed on the Common Elements not contracted for by the Association.

**ARTICLE III
ALTERNATIVE DISPUTE RESOLUTION**

Section 1. **Arbitration.**

Disputes, claims or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising among or between Co-owners, or between a Co-owner or Co-owners and the Association will, upon the election and written consent of the parties to any such disputes, claims or grievances and written notice to the Association, if applicable, be submitted to arbitration under the procedures set forth in the Uniform Arbitration Act. The parties will accept the arbitrator's decision as binding. The Commercial Arbitration Rules of the American Arbitration Association, as amended, will be applicable to any such arbitration.

Section 2. **Right to Judicial Action.**

In the absence of the election and written consent of the parties pursuant to Section 1 above, no Co-owner or the Association will be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

Section 3. **Effect of Election to Arbitrate.**

Election by the parties to submit any such dispute, claim or grievance to arbitration will preclude such parties from litigating such dispute, claim or grievance in the Courts.

Section 4. **Mediation.**

The Association may, but is not obligated to, take enforcement action when a dispute under the Condominium Documents is solely a dispute between Co-owners involving an alleged nuisance or offensive behavior, not involving damage to the Common Elements and not involving a violation of the Association's architectural or maintenance standards. In any dispute between Co-owners, such Co-owners must first work in good faith with each other to resolve their differences before the complaining Co-owner reports an alleged violation of the Condominium Documents to the Association. A Co-owner's complaint to the Association about another Co-owner must: (a) be in writing; (b) give as much detail as possible concerning the dispute; (c) provide specific information about what informal efforts to resolve the matter were undertaken by the complaining Co-owner; and (d) provide the name, address, phone number(s), and email address(es) of the complaining Co-owner. In instances involving a dispute between two or more Co-owners that has been presented to the Association, the Association may compel the disputing Co-owners to first attempt to mediate the dispute before considering any other action. All compelled mediation will be conducted by qualified outside mediators at the expense of the disputing Co-owners. In all other instances, mediation will be totally voluntary and upon agreement of the disputing parties.

ARTICLE IV INSURANCE

Section 1. **Extent of Coverage.**

The Association will carry 1) fire and extended coverage insurance, 2) vandalism and malicious mischief insurance 3) liability insurance, with minimum coverage of not less than \$1,000,000.00 per occurrence, 4) workmen's compensation insurance, if the Association is required to carry such insurance under the Michigan Workers' Disability Compensation Act, MCL 418.101, et seq. 5) Fidelity Bond coverage in an amount no less than a sum equal to three months aggregate Assessments on all Units plus reserve funds on hand, such Fidelity Bond insurance to cover all officers, Directors and employees of the Association and for all other persons, including any management agent, handling or responsible for any monies received by or payable to the Association (it being understood that if the management agent or others cannot be added to the Association's coverage, they will be responsible for obtaining the same type and amount of coverage on their own before handling an Association funds), 6) Directors and Officers Liability coverage, and 7) such other insurance as the Board of Directors deems advisable, including but not limited to umbrella insurance, and all such insurance will be carried and administered in accordance with the following provisions:

A. Responsibilities of Association.

All such insurance will be purchased by the Association for the benefit of the Association, the Co-owners and their mortgagees, as their interests may appear and provision will be made for the issuance of certificates of mortgagee endorsements to the mortgagees of Co-owners.

B. Responsibilities of Co-Owners.

It will be each Co-owner's responsibility to obtain insurance coverage for the Co-owner's Unit and all appurtenant Limited Common Elements for which the Co-owner bears maintenance, repair and/or replacement responsibility including, but not limited to, the following: 1) the interior of the Unit, including Common Elements, all fixtures, equipment and trim within a Unit, 2) personal property located within a Unit or elsewhere in the Condominium, as well as for all improvements and betterments to the Unit and Limited Common Elements and for personal liability and property damage for occurrences within a Unit or upon Limited Common Elements appurtenant to a Unit for which the Co-owner is responsible pursuant to Article IV of the Amended and Restated Master Deed, 3) for any alternative living expenses in event of fire or other casualty and 4) for any common element modifications that are approved by the Association to the extent that the written common element modification agreement so provides. The Association will have no responsibility for obtaining such coverage. It will be each Co-owner's responsibility to determine by personal investigation or by consultation with the Co-owner's insurance advisor whether the Co-owner's insurance will be adequate in type and amount to recompense the Co-owner for all foreseeable losses and liability risks. Each Co-owner will deliver certificates of insurance to the Association to evidence the continued existence of all insurance required to be maintained by the Co-owner and the Association may require such certificates of insurance at its discretion, the certificate shall indicate that the Association is identified as an additional insured. If a Co-owner fails to obtain the

above described insurance or to provide evidence of insurance coverage to the Association, then the Association may, but is not required to, obtain such insurance on behalf of such Co-owner and the premiums will constitute a lien against the Co-owner's Unit which may be collected from the Co-owner in the same manner that Association Assessments may be collected in accordance with Article II above.

C. Insuring of Common Elements.

All Common Elements of the Condominium will be insured by the Association or Co-owners, as the case may be, according to the responsibilities assigned in Article IV of the Amended and Restated Master Deed, against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to 100% of the current replacement cost of the insurable Improvements, excluding foundation and excavation costs, as determined annually by the Board of Directors of the Association. Such coverage may also include as secondary coverage, structural or bearing interior walls and floor construction between Unit levels within any Unit. If the Association elects to include such items under its insurance coverage, any additional premium cost to the Association may be assessed to and paid by said Co-owner(s) and collected as a part of the Common Elements against said Co-owners under Article II above.

D. Proceeds of Insurance Policies.

Proceeds of all the Association's insurance policies will be received by the Association and distributed to the Association, the Co-owners and their mortgagees as their interests may appear. Whenever repair or reconstruction of the Condominium will be required as provided in Article V of these Amended and Restated Bylaws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction will be applied for such repair or reconstruction, and in no event will hazard insurance proceeds be used for any purpose other than for repair, replacement or reconstruction of the Condominium without the prior written approval of at least two thirds (2/3) of all of the institutional holders of first mortgages on Units in the Condominium.

E. Determination of Primary Carrier.

In situations where there are overlapping coverages under policies carried by the Association and one or more Co-owner(s), the provisions of this Subsection will control in determining the primary carrier.

(i). Cases of Property Damage

In cases of property damage to the Unit and its contents, or any other Unit, Limited Common Element or other element or property for which the Co-owner is assigned responsibility for maintenance, repair and replacement pursuant to the provisions of Article IV of the Amended and Restated Master Deed including Improvements and betterments, or incidental or consequential damages to any other Unit resulting from an item, element or occurrence for which the Co-owner is assigned responsibility in Article IV of the Amended and Restated Master Deed, the Co-owner's policy/carrier will be deemed to be the primary carrier.

In cases of property damage to the General Common Elements or a Limited Common Element for which the Association is assigned responsibility for maintenance, repair and replacement pursuant to the provisions of Article IV of the Amended and Restated Master Deed, the Association's policy/carrier will be deemed to be the primary carrier.

(ii). Cases of Liability for Personal Injury or Other Occurrences

In cases of liability for personal injury or otherwise, or occurrences in/on the Unit or in/upon a Limited Common Element for which the Co-owner is assigned responsibility for maintenance, repair and replacement pursuant to the provisions of Article IV of the Amended and Restated Master Deed including Improvements and betterments, the Co-owner's policy/carrier will be deemed to be the primary carrier.

In cases of liability for personal injury or otherwise, for occurrences in/on the General Common Elements or in/upon a Limited Common Element for which the Association is assigned responsibility for maintenance, repair and replacement pursuant to the provisions of Article IV of the Amended and Restated Master Deed including Improvements and betterments, the Association's policy/carrier will be deemed to be the primary carrier.

(iii). Association's Liability

In all cases where the Association's policy/carrier is not deemed the primary policy/carrier, if the Association's policy/carrier contributes to payment of the loss, the Association's liability to the Co-owner will be limited to the amount of the insurance proceeds, and will not in any event require or result in the Association paying or being responsible for any deductible amount under its policies. In cases where the Co-owner's policy is deemed primary for the purpose of covering losses where the damage is incidental or caused by a General Common Element or any repair or replacement of same, the insurance carrier of the Co-owner will have no right of subrogation against the Association or its carrier.

(iv). Waiver of Subrogation

The Association and all Co-owners will use reasonable efforts to obtain a waiver of the insurer's right of subrogation as to any claims against any Co-owner or the Association.

Section 2. Association as Attorney-in-Fact to Settle Insurance Claims.

Each Co-owner will be deemed to appoint the Association as the Co-owner's true and lawful attorney-in-fact to act in connection with all insurance matters relating to the Condominium, and the Common Elements. Without limiting the foregoing, the Association, as said attorney, will have full authority to purchase and maintain such insurance, to collect and remit premiums, to collect proceeds and to distribute the same to the Association, the Co-owners and respective mortgagees, as their interests may appear subject to the Condominium Documents, to execute releases of liability and to execute all documents and to do all things on behalf of such Co-owner and the Condominium as will be necessary or convenient to accomplish the foregoing.

Section 3. Indemnification.

Each individual Co-owner will indemnify and hold harmless every other Co-owner and the Association for all damages and costs, including attorney's fees, which such other Co-owners or the Association may suffer as a result of defending any claim arising out of an occurrence for which the individual Co-owner is required to carry coverage pursuant to this Article and will carry insurance to secure this indemnity if so required by the Association. This Section will not be construed to give any insurer any subrogation right or other right or claim against any individual Co-owner.

Section 4. Expenditures Affecting the Administration of the Project.

Expenditures affecting the administration of the Condominium project will include costs incurred in the satisfaction of any liability arising within, caused by or connected with the Common Elements or the administration of the Condominium project. Receipts affecting the administration of the Condominium project will include all sums received as proceeds of or pursuant to a policy of insurance securing the interest of the Co-owners against liabilities or losses arising within, caused by or connected with the Common Elements or the administration of the Condominium project.

**ARTICLE V
RECONSTRUCTION OR REPAIR IN CASE OF INSURED CASUALTY**

Section 1. Determination of Reconstruction or Repair.

This Article will apply to damage that is caused by casualty or another insurable event. Any other situations involving maintenance, repair and replacement will be governed by the allocation of responsibilities contained in Article IV of the Amended and Restated Master Deed. If the damaged property is a Common Element or a Unit, the property will be rebuilt or repaired if any Unit in the Condominium is tenantable, unless it is determined by the affirmative vote of eighty percent (80%) of the Co-owners, in value, that are entitled to vote in the Condominium and the Developer, and not less than sixty-six and two-thirds (66 2/3%) percent of the institutional holders of a first mortgage lien on any Unit in the Condominium that the Condominium will be terminated and that the damaged property will not be rebuilt or repaired.

Section 2. Repair and Reconstruction to Condition Existing Prior to Damage.

Any reconstruction or repair will be substantially in accordance with the Amended and Restated Master Deed and the plans and specifications for the Condominium to a condition as comparable as possible to the condition existing prior to damage unless the Condominium Documents are amended in accordance with the Michigan Condominium Act, MCL 559.101, et seq.

Section 3. Co-owner Responsibility for Reconstruction or Repair.

A. Definition of Responsibility.

If the damage is only to personal property, a Unit, part of a Unit or a Common Element which is the responsibility of a Co-owner to maintain, repair or insure, it will be the responsibility of the Co-owner to promptly repair such damage in accordance with Subsection B below.

B. Co-owner Responsibility.

Regardless of the cause or nature of any damage or deterioration, including, but not limited to, instances in which the damage or deterioration is incidental to or caused by:

- (i) a Common Element for which the Association is responsible pursuant to Article IV of the Amended and Restated Master Deed;
- (ii) the maintenance, repair or replacement of any such Common Element;
- (iii) the Co-owner's, occupant(s) or invitee(s) own actions or any failure of the Co-owner, occupant, or invitee to take appropriate preventive action; or
- (iv) the malfunction of any appliance, equipment or fixture located within or serving the Unit;

the Co-owner of the Unit will promptly repair or replace the damage to their Unit, personal property or to a Limited Common Element for which the Co-owner is responsible for maintaining or insuring under the Condominium Documents. If another Co-owner is responsible for the costs of repair or replacement under the Condominium Documents then the Co-owner making the repair or replacement may seek indemnification from the responsible Co-owner. A Co-owner who desires to make a structural repair or modification to their Unit must first obtain written consent of the Association.

Each Co-owner will be responsible for the cost of repair, reconstruction and maintenance of all items for which the Co-owner is assigned such responsibility under the Condominium Documents. If any damage to the Common Elements is the responsibility of the Association's insurance carrier pursuant to the provisions of Article IV, then the reconstruction or repair of the same will be the responsibility of the Association in accordance with Section 4 of this Article, although the responsibility for costs will be allocated in accordance with the provisions of this Section and Section 4. If any interior portion of a Unit is covered by insurance held by the Association for the benefit of the Co-owner and the carrier of such insurance is responsible for paying a claim pursuant to the provisions of Article IV, Section 1(F), the Co-owner will be entitled to receive the related proceeds of insurance, only in the absence of Co-owner coverage, but the Co-owner will be responsible for any deductible amount, and if there is a mortgagee endorsement, the proceeds will be payable to the Co-owner and the mortgagee jointly, to be used solely for the necessary repairs.

Section 4. Association Responsibility for Reconstruction or Repair.

Subject to the responsibility of the individual Co-owners as outlined in Section 3 above and other provisions of the Condominium Documents, the Association will be responsible for the reconstruction and repair of the General Common Elements. Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance, repair or reconstruction, the Association will obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction or repair required to be performed by the Association, or if any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the costs are insufficient, Assessments will be made against the Co-owners who are responsible for the costs of reconstruction or repair of the damaged property as provided in the Condominium Documents in sufficient amounts to provide funds to pay the estimated or actual costs of repair.

Section 5. Timing.

If damage to Common Elements or a Unit adversely affects the appearance of the Condominium, the Association or Co-owner responsible for the reconstruction, repair and maintenance will proceed with the replacement or repair of the damaged property without delay.

Section 6. Responsibility for Amounts within Insurance Deductible or Otherwise Uninsured.

The cost of repairing damage to any portion of the Condominium Premises which is uninsured or within the limits of any applicable insurance deductible will be paid by the responsible Co-owner whenever the damage is a result of a failure to observe or perform any requirement of the Condominium Documents, or any negligent or intentional action or omission.

By way of example, uninsured damage to the Condominium Premises which results from negligent smoking within a Co-owner's Unit or from a Co-owner's failure to maintain the furnace or a plumbing fixture serving their Unit in good working order or repair, will be the responsibility of that Co-owner.

Section 7. Indemnification.

Each Co-owner shall indemnify and hold harmless the Association and every other Co-owner for all damages and costs, including, without limitation, reasonable attorney's fees, which the Association or such other Co-owner(s) suffer as the result of defending any claim arising out of an occurrence on or within such Co-owner's Unit or other area for which the Co-owner is assigned the responsibility to maintain, repair and replace. Each Co-owner will carry insurance to secure this indemnity. This Section 7 will not be construed to afford any insurer any subrogation right or other claim or right against a Co-owner.

Section 8. Eminent Domain.

MCL 559.233 of the Condominium Act, to the extent not inconsistent with the following, and the following provisions will control upon any taking by eminent domain:

A. Common Elements Taken by Eminent Domain.

If any portion of the Common Elements is taken by eminent domain, any award will be distributed to the Co-owners in proportion to their respective undivided interests in the Common Elements. The Association, acting through its Board of Directors, may negotiate on behalf of all Co-owners for any taking of the Common Elements. Any negotiated settlement approved by more than two-thirds (2/3) of the Co-owners will be binding on all Co-owners.

B. Taking of a Unit by Eminent Domain.

If an entire Unit is taken by eminent domain, the award for such taking will be paid to the Co-owner of such Unit and the mortgagee of the Unit, as their interests may appear. After acceptance of the award by the Co-owner and the mortgagee of the Unit, the Co-owner will be divested of all interest in the Condominium and the undivided interest in the Common Elements appertaining to the Unit will thereafter appertain to the remaining Units, being allocated to them in proportion to their respective undivided interests in the Common Elements. The Court will enter a decree reflecting the reallocation of the undivided interest in the Common Elements, as well as, for the Unit.

C. Partial Taking of a Unit.

If portions of a Unit are taken by eminent domain, the Court will determine the fair market value of the portions of the Unit not taken. The undivided interest of such Unit in the Common Elements will be reduced in proportion to the diminution in the fair market value of such Unit resulting from the taking. The portions of undivided interest in the Common Elements divested from the Co-owner(s) of such Unit will be reallocated among the other Units in the Condominium in proportion to their respective undivided interests in the Common Elements. A Unit partially taken will receive the reallocation in proportion to its undivided interest as reduced by the Court under the Subsection. The Court will enter a decree reflecting the reallocation to the Co-owner of the Unit partially taken for that portion of the undivided interest in the Common Elements divested from the Co-owner pursuant to the following Subsection, as well as, for that portion of the Unit taken by eminent domain.

D. Impossibility of Use of Portion of Unit Not Taken by Eminent Domain.

If the taking of a portion of a Unit makes it impractical to use the remaining portion of that Unit for a lawful purpose permitted by the Condominium Documents, then the entire undivided interest in the Common Elements appertaining to that Unit will appertain to the remaining Units, being allocated to them in proportion to their respective undivided interests in the Common Elements. The remaining portion of that Unit will thereafter be a Common Element. The Court will enter an order reflecting the reallocation of undivided interests and the award will include just

compensation to the Co-owner of the Unit for the Co-owner's entire undivided interest in the Common Elements and for the entire Unit.

E. Future Expenses of Administration Appertaining to Units Taken by Eminent Domain.

Votes in the Association of Co-owners and liability for future expenses of administration appertaining to a Unit taken or partially taken by eminent domain will appertain to the remaining Units, being allocated to them in proportion to their relative voting strength in the Association. A Unit partially taken will receive a reallocation as though the voting strength in the Association was reduced in proportion to the reduction in the undivided interests in the Common Elements.

F. Condominium Continuation after the Taking by Eminent Domain.

If the Condominium continues after a taking by eminent domain, then the remaining portion of the Condominium will be re-surveyed and the Amended and Restated Master Deed amended accordingly. Any amendment to the Master Deed may be signed by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval by any Co-owner, but only with the approval of holders of two-thirds (2/3) of all first mortgage liens on individual Units in the Condominium in accordance with MCL 559.190a.

Section 9. Rights of First Mortgagees.

Nothing contained in the Condominium Documents will be construed to give a Co-owner or any other party priority over any rights of first mortgagees of Units pursuant to their mortgages in the case of a distribution to Co-owners of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

Section 10. Notification to Mortgagees and Guarantors.

The Association will give the holder of any first mortgage and any guarantors of the mortgage covering any Unit in the Condominium timely written notice of any condemnation or casualty loss that affects either a material portion of the Condominium or the Unit securing the mortgage.

**ARTICLE VI
RESTRICTIONS**

Section 1. Use of Unit.

A. Residential Use.

This Article VI, Section 1(A) shall apply only to Units 1 through 8 and shall not apply to Unit 9. Units 1 through 8 will not be used for any use other than residential purposes as defined by any City of Northville Zoning Ordinances. No Co-owner will carry on any business enterprise or

commercial activities anywhere on the Common Elements or within the Units, except that Co-owners will be allowed to have home offices in their Units, provided that the home offices:

- (i) do not involve additional pedestrian or vehicular traffic by customers, users or beneficiaries of the services being performed and/or congestion within the Condominium;
- (ii) do not utilize or involve the regular or full-time presence of any employees within the Unit other than the individual Co-owner(s) and their families;
- (iii) do not interfere with the quiet enjoyment or comfort of any other Co-owner or Nonco-owner occupant;
- (iv) do not involve additional expense to the Association including, but not limited to, utility charges and insurance;
- (v) do not involve the storage of bulk goods for resale;
- (vi) do not involve the Unit or any part of the Unit being used as a school or music studio, except in accordance with any duly adopted Rules;
- (vii) do not violate any other provision or restriction contained in the Condominium Documents; and
- (viii) do not constitute a violation of any ordinances or regulations of the City of Northville.

B. Occupancy Restrictions.

All Units will be occupied in strict conformance with the restrictions and regulations of the International Property Maintenance Code, or such other codes or ordinances that may be adopted by the City of Northville. Such restrictions will automatically change, without the necessity of an amendment to these Amended and Restated Bylaws, upon the adoption of alternative regulations by the City of Northville, such that the occupancy of all Units in the Condominium will be in accordance with all the City of Northville regulations at all times or by Rules and Regulations adopted by the Board of Directors. Timesharing and/or interval ownership is prohibited. From the date these Bylaws become effective upon their recording with the Wayne Register of Deeds, no person registered as a Tier 2 or Tier 3 sex offender pursuant to MCL 28.722, *et seq.*, or as amended, may reside in a Unit in the Condominium Project unless said individual resided in a unit as of the effective date of these Bylaws.

Section 2. Leasing and Rental of Units.

A. Right to Lease.

This Article VI, Section 2(A) shall apply only to Units 1 through 8 and shall not apply to Unit 9. Co-owners leasing their Units prior to the effective date of the Amended and Restated Master Deed may continue leasing their Units, provided the provisions of the Condominium Documents are strictly followed and an approved lease form is on file with the Association prior to the effective date of the Amended and Restated Master Deed. No Co-owner may lease or sublease any Unit within the Condominium without the written approval of the Association after the effective date of the Amended and Restated Master Deed. Approval by the Association will not be given if the leasing of such Unit would result in any one person or entity, their affiliates or commonly owned entities leasing more than one (1) Unit at any given time. Approval by the Association will not be given if the leasing of such Unit would cause the number of leased Units in the Condominium to exceed twenty (20%) percent of the total number of Units in the Condominium. In the event of a sale or transfer of ownership of a leased Unit, or in the event such a Unit is no longer being leased or held out for lease, all rights to lease that Unit will terminate and no further leasing of the Unit will take place without full compliance with this Section. Additionally, no Co-owner will lease less than an entire Unit in the Condominium, and all leases shall:

- (i) be for an initial term of not less than one (1) year;
- (ii) require the lessee to comply with the Condominium Documents;
- (iii) provide that failure to comply with the Condominium Documents constitutes a default under the lease; and
- (iv) provide that the Board of Directors has the power to terminate the lease or to institute an action to evict the tenant and for money damages after fifteen (15) days' prior written notice to the Co-owner in the event of a default by the tenant in the performance of the lease including for violation of any provisions of the Condominium Documents.

For purposes of these Condominium Bylaws, "lease" shall refer to: (i) any occupancy agreement, whether or not in writing or for rent or other consideration, where the Unit is not occupied by the Owner, or an immediate family member of the Owner; and (ii) any form of occupancy agreement or arrangement under which the Owner of a Unit permits another Person to occupy all or less than all of a Unit. The term "lease" shall include, but is not limited to, an oral or written lease, an oral or written license, or an occupancy or possessory arrangement facilitated by AirBNB, Booking.com, Expedia, FlipKey, HomeAway, Homestay, Hotels.com, House Trip, Priceline.com, Roomorama, Tripping.com, Trivago, VRBO and VayStays or any other similar format, website or online platform. The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all of the provisions of the Condominium Bylaws and all leases, rental agreements and occupancy agreements shall so state.

B. Corporate Ownership.

This Article VI, Section 2(B) shall apply only to Units 1 through 8 and shall not apply to Unit 9. Whenever any Unit is owned by a corporation, partnership, trustee, or other entity, such Co-owner through its officers or agents, i.e., president or chief executive officer, partner, or trustee, must designate in writing one particular person or family that is entitled to occupy the Unit. The designated person or family must be an employee of or have an ownership or legal interest, e.g., being a named beneficiary of the trust, in the entity owning the Unit. Only the designated person or family, its caregivers, co-habitants, and guest may use the Unit otherwise the occupancy arrangement will be considered a "lease." The intent of this limitation being to prevent the purchase and use of any Unit for corporate housing purposes. The Board of Directors may adopt and enforce Rules and definitions in furtherance, but not in contradiction, of this provision. The Board of Directors further has the authority to deny occupancy of any Unit by any person or family if the Board of Directors, in its sole discretion, determines that the Co-owner of such Unit is intending to or seeking to circumvent the meaning or intent of this Article VI, Section 2(B).

C. Exception to Twenty (20%) Percent Leasing Limitation.

This Article VI, Section 2(C) shall apply only to Units 1 through 8 and shall not apply to Unit 9. Notwithstanding the foregoing or anything to the contrary in this Section, the Association recognizes that there may arise circumstances beyond a Co-owner's control that may justify an exception to allow the temporary leasing of a single Unit, regardless of the twenty (20%) percent rental limitation. If extenuating circumstances should exist, a Co-owner may apply to the Board for permission to lease their Unit, providing a written explanation of the extenuating circumstances. If the following circumstances exist, and so long as leasing of the Unit will not result in that Co-owner or any related person or entity leasing more than one (1) Unit in the Condominium, then in the sole discretion of the Board of Directors, the Association may allow a Co-owner to lease their Unit even though twenty (20%) percent or more of the Units may already be leased:

- (i) A Co-owner must relocate to a nursing home or similar facility for a period likely to exceed six (6) months;
- (ii) A Co-owner must relocate for medical purposes (treatment, rehabilitation or recuperation) for a period likely to exceed six (6) months;
- (iii) A Co-owner must relocate for employment purposes for a period likely to exceed six (6) months;
- (iv) A Co-owner or the estate of a Co-owner must rent a Unit due to an inability to sell the same without incurring a financial loss as a result of mortgage liens recorded against the Unit exceeding the fair market value of the Unit;
- (v) The Unit to be leased is encumbered by a mortgage guaranteed by the Department of Veterans Affairs (in such case the Board of Directors must approve the request); or

- (vi) Any other extenuating situation approved by the Board of Directors.

D. Procedures for Leasing.

The leasing of Units in the Condominium will conform to the following provisions:

- (i) A Co-owner desiring to rent or lease a Unit, will disclose that fact in writing to the Association at least ten (10) days before presenting a lease form to a potential lessee and shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents. The Association shall be entitled to approve or not approve any such proposed lease transaction in accordance with the provisions of this Section. The Association may also require the use of a standard lease form. If no lease form is to be used, then the Co-owner shall supply the Association with the name and address of the potential lessee or other occupant(s), along with the amount and due dates of any rental or compensation payable to the Co-owner, and the term of the proposed arrangement. Co-owners who do not live in the Unit they own must keep the Association informed of their current correct address, phone number(s), and an emergency phone number. The Board of Directors may charge such reasonable administrative fees for reviewing, approving and monitoring lease transactions in accordance with this Section as the Board, in its discretion, may establish. Any such administrative fees shall be assessed to and collected from the leasing Co-owner in the same manner as the collection of Assessments under Article II above. This provision shall also apply to occupancy agreements.
- (ii) Tenants or Nonco-owner occupants shall comply with all of the conditions of the Condominium Documents and all leases and rental agreements will so state.
- (iii) If the Association determines that the tenant or Nonco-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following actions:
 - (a) The Association shall notify the Co-owner by certified mail advising of the alleged violation by tenant.
 - (b) The Co-owner shall have fifteen (15) days after receipt of such notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.
 - (c) If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Co-owners on behalf of the Association an action for eviction against the tenant or Nonco-owner occupant for breach of the conditions of the Condominium Documents. The relief

set forth in this Section may be by summary proceeding, although the Association may pursue relief in any Court having jurisdiction and whether by summary proceeding or otherwise. The Association may hold both the tenant and the Co-owner liable for any damages caused by the Co-owner or tenant in connection with the Unit. The Co-owner will be responsible for reimbursing the Association for all costs incurred in obtaining judicial enforcement of its rights, including reasonable attorney's fees.

- (iv) When a Co-owner is in arrears to the Association for Assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner's Unit under a lease or rental agreement. After receiving the notice, the tenant will deduct from rental payments due the Co-owner the arrearage and future Assessments as they fall due and pay them to the Association. The deductions will not be a breach of the rental agreement or lease by the tenant. If the tenant, after being notified, fails or refuses to remit rent, otherwise due the Co-owner, to the Association, then the Association may (1) prohibit the tenant from utilizing any of the General Common Elements of the Condominium, (2) issue a statutory Notice to Quit for non-payment of rent and enforce that notice by summary proceedings and/or (3) initiate proceedings pursuant to MCL 559.212(4)(b) of the Condominium Act.

E. Partial Exemption for FNMA, FHA, Institutional Lenders and Association.

Notwithstanding everything contained in this Section; Fannie Mae, the Federal Housing Administration, any institutional holder of a first mortgage upon a Unit and/or the Association who is in possession of a Unit after foreclosure of the mortgage or lien, or after the acquisition of title to the Unit by a deed delivered in lieu of foreclosure of the mortgage or Assessment lien, will not be subject to the limitations in this Section with respect to the following:

- (i) the number of Units that may be leased at any time;
- (ii) the minimum lease term; and
- (iii) any requirement concerning the form and content of any lease, or as to the Association's prior review and approval of any lease, but this exemption will not apply to such person's or entity's successor, transferee, assignee or designee.

F. Lease Service Charges.

For residential Units 1-8, any Co-owner who leased their Unit, or part of their Unit, in a calendar year shall pay an annual tenant fee to the Association. The annual tenant fee shall initially be \$1,800.00, but the Board of Directors shall have the right to adjust this amount annually in its reasonable discretion as an estimate of damage to Common Elements caused by Nonco-owner occupants. For the first full calendar year following the effective date of these Amended and Restated Bylaws, the annual tenant fee for Co-owners leasing their Units prior to the effective date of the Amended and Restated Master Deed and for whom an approved lease form is on file with

the Association prior to the effective date of the Amended and Restated Master Deed shall be \$1,350. The annual tenant fee shall be payable in twelve monthly installments with the first monthly installment for any Co-owner to be paid with the first monthly assessment of the calendar year following any year in which the Co-owner leased their Unit. The annual tenant fee is intended to reimburse the Association for ordinary administrative costs associated with monitoring residential leases and compliance with the Condominium Documents. This annual tenant fee does not waive any rights or remedies of the Association under the Condominium Documents.

In addition, in each situation where the Association through a Board member, contractor or management agent is asked to provide emergency service to a tenant or Nonco-owner occupant due to the unavailability of the Landlord or Co-owner of the Unit, a reasonable administrative fee, as established by the Board in its discretion, will be levied to the Co-owner's account. Any Co-owner may file with the Association a written request not to respond to such requests by a tenant or Nonco-owner occupant of that Co-owner's Unit and in such cases the Association will not respond. The Association will have no liability for not responding and will be indemnified and held harmless by the Co-owner for any damages or liability resulting from the Association's failure to respond.

Section 3. Alterations and Modifications.

No Co-owner will make any Improvement, alterations in exterior appearance, or structural modifications to any Unit including interior walls through or in which there exist easements for support or utilities or make changes in the appearance or use of any of the Common Elements, Limited or General, without the express written approval of the Board of Directors, including but not limited to, exterior painting, replacement of windows or the erection of lights, awnings, shutters, doors, newspaper holders, mailboxes, spas, hot tubs, decks, structures, fences, walls or other exterior attachments or modifications. A Co-owner will not damage, attach anything to or alter walls between Units so as to compromise sound conditioning. The erection of antennas, DBS reception devices and other technologies regulated by the Federal Communications Commission, will be in accordance with duly promulgated Rules and Regulations of the Association, which are governed by the Subsections following this Section. No buildings, fences, walls, retaining walls, decks, patios, banners, drives, walks, or other structures or Improvements will be commenced, erected, maintained, nor will any addition to, or change or alteration to any structure be made including in color or design, except interior alterations not affecting any Common Elements, nor will any hedges, trees or substantial plantings, or landscaping modifications be made, until plans and specifications acceptable to the Association showing the nature, kind, shape, height, materials, color scheme, location and approximate cost of such structure or Improvement and the grading or landscaping plan of the area to be affected, as appropriate, will have been submitted to and approved in writing by the Association and a copy of said plans and specifications, as finally approved, delivered to the Association.

The Association will have the right to refuse to approve any such plans or specifications, or grading or landscaping plans which are not suitable or desirable in its opinion for aesthetic or any other reasons, and in passing upon such plans, specifications, grading or landscaping, it will have the right to take into consideration the suitability of the proposed structure, Improvement or modification, the site upon which it is proposed to be constructed and the degree of harmony with the Condominium as a whole. Due to the variety in the configuration, design, location, or layout

of the Units, each and every request for Association approval is to be considered and decided separately on its own respective facts, circumstances, and merits; no past approved Improvements, past course of dealings, or past practices binds or requires the Board of Directors to approve or deny any later Improvement or approval request. The Board of Directors has the sole right and authority to promulgate specifications standards, requirements, and Rules with respect to the design, style, location, number, color, and other specifications for any Improvement. The Board of Directors further has the sole power and discretion to determine what is acceptable and what is objectionable and not permitted, based on the Board's interpretation and determination of the overall aesthetics of the community.

If any application for changes are approved by the Board of Directors, such approval will be subject to a recordable, written undertaking by the Co-owner acknowledging that installation, maintenance and insuring of all of the Improvements are to be at the Co-owner's sole expense, and that injury, if any, to the Common Elements will be repaired promptly by the Co-owner at their sole expense, that the Improvements will be completed by a date to be determined and established by the Board of Directors.

If the Co-owner fails to maintain and/or repair said modification or Improvement to the satisfaction of the Association, the Association may undertake to maintain and/or repair same and assess the Co-owner the costs and collect same from the Co-owner in the same manner as provided for the collection of Assessments in Article II above. The Association may require the Co-owner to maintain insurance on any modifications or Improvements. No Co-owner will in any way restrict access to any plumbing, water line, water line valves, water meter, sump pump, sprinkler system valves or any other element that must be accessible to service the Common Elements or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments of any nature that restrict such access and will have no responsibility for repairing, replacing or reinstalling any materials, regardless of whether the installation has been approved, that are damaged in the course of gaining such access. The Association will not be responsible for monetary damages of any sort arising out of actions taken to gain necessary access.

The Co-owner, including any successor Co-owner of the same Unit, who installs, places, or uses any given Improvement or modification hereby indemnifies and holds the Association, the Board of Directors, and any other Co-owner or Nonco-owner occupant harmless from and against any and all liabilities, claims, damages, losses, costs, and expenses, including reasonable attorneys' fees, which may result from or are in connection with such Improvement or modification. The Co-owner, including any successor Co-owner of the same Unit, who installs, places, or uses any given Improvement or modification further hereby waives, releases, and holds the Association, including its agents, officers, directors, contractors, and employees, harmless from any and all claims of damage or destruction to such Improvement or modification of whatever cause or reason, except as a result of the intentional act of the Association not in accordance with the Condominium Documents.

A. Satellite Dishes and Antenna.

A Co-owner or a tenant occupying a Unit in compliance with the requirements of Article VI, Section 2 above, may install and maintain in a Unit, or on a Limited Common Element appurtenant or assigned to the Unit, in which they have a direct or indirect ownership or leasehold interest and which is within their exclusive use or control, an antenna and/or a mast that supports an antenna. The antenna and/or mast that supports the antenna must be of the type(s) and size(s) described in 47 CFR 1.4000(a), as amended, of the Federal Communication Commission's Over-the-Air Reception Devices Rule (the "FCC Rule"), but every such installation will be made in conformance with the limitations and procedures of this Section and all applicable written Rules and Regulations with respect to the installation, maintenance and/or removal of such antennas by a Co-owner as may be promulgated by the Board of Directors of the Association under this Section and Article VI, Section 12 of these Amended and Restated Bylaws, except in either case to the extent that they are construed to conflict with the Federal Telecommunications Act of 1996, as amended, or the FCC Rule. The Rules and Regulations promulgated by the Board of Directors governing installation, maintenance or use of antennas will not impair the reception of an acceptable quality signal and will not unreasonably prevent or delay, or increase the cost, of the installation, maintenance or use of any such antenna. Such Rules and Regulations may provide for, among other things, placement preferences, screening and camouflaging or painting of antennas. Such Rules and Regulations may contain exceptions or provisions related to safety, provided that the safety rationale is clearly articulated.

Antenna installation on a General Common Element is prohibited, except in strict conformance with the limitations and requirements of any rule or regulation regarding the permissible or preferred location(s) for antenna installations as may be promulgated by the Board of Directors in its sole discretion, or unless approved in writing by the Board of Directors in its sole discretion. The preceding sentence will not be construed to require that the Board of Directors promulgate any rule or regulation permitting the installation of antennas or masts on any General Common Element. Antenna masts, if any are permitted, may be no higher than is necessary to receive an acceptable quality signal and, due to safety concerns, may not extend more than twelve (12) feet above the roofline without preapproval. The Association may prohibit Co-owners from installing an antenna otherwise permitted by this Subsection if the Association provides the Co-owner(s) with access to a central antenna facility that does not impair the viewers' rights under the FCC Rule.

If an antennae or dish installation may not proceed as a matter of right under the FCC Rules and orders, a Co-owner must complete and submit to the Association the form of antenna notice prescribed by the Board of Directors before an antenna may be installed. Such form of antenna notice may require such detailed information concerning the proposed installation as the Board of Directors reasonably requires to determine whether the proposed installation is permitted by this Section and all valid Rules and Regulations promulgated by the Board regarding the installation and placement of antennas. The Co-owner will not proceed with the installation sooner than ten (10) days after the Association receives an antenna notice, which time period is intended to afford the Association a reasonable opportunity to determine whether the Association's approval of the proposed installation may be granted. In lieu of such approval, the Association may during the ten (10) day time period, in writing:

- (1) Request from the Co-owner such additional relevant information as the Board reasonably determines in order to determine whether the Association will approve or deny the proposed installation, in which case the ten (10) day time period automatically will be deemed extended to a date which is five (5) days after all such information is received by the Association; or
- (2) Notify the Co-owner that Association approval of the proposed installation is withheld, specify in general terms the aspects of the proposed installation which the Association believes are not permitted and inform the Co-owner that they may appear before and be heard by the Board or a committee of the Board to justify the proposed installation, or to propose modifications to the proposed installation which the Co-owner believes will be either permissible or otherwise acceptable to both the Association and Co-owner. At the request of the Co-owner, the date certain may be adjourned to a date and time mutually convenient to the Co-owner and Board or committee of the Board.

Except as the Board of Directors or a committee of the Board has declared its approval of a proposed antenna installation in a signed writing and the installation has been made substantially in the manner approved by the Board, the Association may exercise all, or any, of the remedies of Article XV below with respect to an antenna installation later determined not to be permitted by this Section and all valid Rules and Regulations as have been promulgated by the Board of Directors regarding the installation and placement of antennas, including, without limitation, to assess to the responsible Co-owner all costs incurred by the Association for the removal of such antenna and/or for the repair of the Common Elements, together with the Association's attorney's fees and other costs of collections, in accordance with Article II of these Amended and Restated Bylaws.

B. Modifications or Improvements to Accommodate the Disabled.

Notwithstanding Subsection A above, a Co-owner may make Improvements or modifications to the Co-owner's Unit, including Common Elements and the route from the public way to the door of the Co-owner's Unit, at the Co-owner's expense, if the purpose of the Improvement or modification is to facilitate access to or movement within the Unit for persons with disabilities who reside in or regularly visit the Unit or to alleviate conditions that could be hazardous to persons with disabilities who reside in or regularly visit the Unit. Such Improvements or modifications are subject to the following provisions:

- (1) Before an Improvement or modification allowed by this Subsection is made, the Co-owner will submit plans and specification for such alteration to the Association for approval. If the proposed alteration substantially conforms to the requirements of this Subsection, the Association will not deny the same without good cause. A denial will be in writing, delivered to the Co-owner, listing the changes needed for the proposed alteration to conform. Any requests for approval by the Association under this Subsection will be acted upon not later than sixty (60) days after the required plans and specifications are submitted. Failure of the Association to

approve or deny a request within the sixty (60) day period will entitle the Co-owner to undertake the alteration without the approval of the Association.

- (2) The Improvement or modification will not impair the structural integrity of a structure or otherwise lessen the support of a portion of the Condominium, nor unreasonably prevent passage by other residents of the Condominium upon the Common Elements.
- (3) The Co-owner will be liable for the cost of repairing any damage to a Common Element caused by building or maintaining the Improvement or modification and such Improvement or modification will comply with all applicable state and local building requirements and health and safety laws and ordinances and will be made as closely as possible in conformity with the intent of applicable prohibitions and restrictions regarding safety and aesthetics of the proposed modification.
- (4) Responsibility for the cost of any maintenance, repair or replacement of an exterior alteration allowed by this Section will be in accordance with the provisions of MCL 559.147a of the Condominium Act.
- (5) Any Co-owner making an alteration pursuant to this Subsection will maintain liability insurance and provide proof of the liability insurance to the Association prior to undertaking the alteration or modification. The liability insurance must be underwritten by an insurer authorized to do business in Michigan in an amount adequate to compensate for personal injuries caused by the exterior Improvement or modification. The liability insurance must name the Association as an additional insured, but the Co-owner will not be required to maintain liability insurance with respect to any Common Element.
- (6) A Co-owner having made an Improvement or modification allowed by this Subsection will notify the Association in writing of the Co-owner's intention to convey any interest in or lease their Unit to another, not less than thirty (30) days before the effective date of the conveyance or lease. Not more than thirty (30) days after receiving such a notice, the Association may require that the Co-owner remove the Improvement or modification and restore the premises at the Co-owner's expense. In the absence of the required notice of conveyance or lease, the Association may at any time remove or require the Co-owner to remove the Improvement or modification at the Co-owner's expense; however, the Association may not remove or require the removal of an Improvement or modification if the Co-owner intends to resume residing in the Unit within 12 months or a Co-owner conveys or leases the Unit to a person with disabilities who needs the same type of Improvement or modification or who has a person residing with him or her who requires the same type of an Improvement or modification. As used in this Section, "person with disabilities" means that term as defined in MCL 125.1502a of the Stille-Derossett-Hale Single State Construction Code Act.

Section 4. Activities and Conduct upon the Condominium Premises.

No immoral, noxious, improper, illegal or offensive activity will be carried on in any Units or on the Common Elements, Limited or General, nor will anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium. No unreasonably noisy activity will be carried upon the Common Elements or in any Unit nor will speeding or other vehicular infractions be tolerated. There will not be maintained any animals or device or thing of any sort whose normal activities or existence is in any way noxious, noisy, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the reasonable enjoyment of other Units in the Condominium. The Board of Directors of the Association will be the final arbiter of whether an animal, device or thing is in violation of the foregoing restrictions. Disputes among Co-owners that cannot be otherwise amicably resolved will be mediated by the disputing Co-owners in accordance with Article III above. No Co-owner will do or permit anything to be done or keep or permit to be kept on their Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without written approval of the Association and each Co-owner will pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition.

Section 5. Animals upon the Condominium Premises.

No Co-owner shall maintain more than two (2) domesticated animals, household dog(s) or cat(s), which are required to be licensed and registered by the City of Northville. All dogs must be interviewed and approved by the Board of Directors prior to being kept in the Condominium. The right of a Co-owner to keep or maintain any such animal will be revocable at any time by the Association for failure of such animals or their owners to abide by the provisions of this Section and the Rules and Regulations of the Association pertaining to the keeping of animals.

A. Restrictions Applicable to Animals in the Condominium.

No animals may be kept or bred for any commercial purpose. Any animals permitted to be kept in the Condominium will have such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions. No animal may be permitted to be housed outside of a Unit, in a pen or otherwise, nor will animals be tied or restrained outside or be allowed to be loose upon the Common Elements. All animals will be leashed when outdoors with the leash being held and controlled at all times by a responsible adult person and otherwise in accordance with any ordinances of the City of Northville. Each Co-owner will be responsible for the immediate collection and disposition of all fecal matter deposited by any animal maintained by such Co-owner anywhere in the Condominium. No savage or dangerous animal of any type will be kept and any Co-owner who causes any animal to be brought, maintained or kept on the premises of the Condominium for any length of time will indemnify and hold harmless the Association for any loss, damage or liability, including attorney's fees and costs, which the Condominium may sustain as a result of the presence of such animal on the Condominium Premises, whether such animal is permitted or not and the Association may assess and collect from the responsible Co-owner such losses and/or damages in the manner provided in Article II above. No animal that creates unreasonable noise and can be heard on any frequent or continuing basis will be kept in any Unit or on the Common Elements. The Association may charge Co-owners maintaining animals a

reasonable Additional Assessment to be collected in the manner provided in Article II of these Amended and Restated Bylaws if the Association determines such Assessment necessary to defray the maintenance costs to the Association of accommodating animals within the Condominium. All animals kept in accordance with this Section will be licensed by the municipal agency having jurisdiction and proof of the animal's shots will be provided to the Association upon request. Any exotic pets or animals are strictly prohibited.

The Board retains authority to approve the maintenance of animals that would otherwise violate this Subsection to the extent such approval would be a reasonable accommodation under applicable state and federal laws protecting persons with disabilities.

B. Association Remedies.

The Association may adopt such additional reasonable Rules and Regulations with respect to animals, as it may deem proper. The Association may, after notice and hearing, without liability to the owner, remove or cause to be removed any animal from the Condominium that it determines to be in violation of the restrictions imposed by this Section or by any applicable Rules and Regulations of the Association. The Association may also assess fines for such violation of the restrictions imposed by this Section or by any applicable Rules and Regulations of the Association.

Section 6. Aesthetics, Storage, Trash and Use of Common Elements.

The Common Elements, Limited or General, will not be used for storage of supplies, materials, personal property, trash or refuse of any kind, except as provided in the Amended and Restated Master Deed or duly adopted Rules and Regulations of the Association, and except that a Co-owner may use their assigned storage unit for the storage of supplies, materials, and personal property. All rubbish, trash, garbage and other waste will be regularly removed from each Unit and will not be allowed to accumulate inside. Unless special areas are designated by the Association, trash receptacles will not be permitted on the Common Elements except for short periods of time as may be reasonably necessary to permit periodic collection of trash. Trash will be stored and handled in accordance with the applicable Rules and Regulations of the Association and the City of Northville ordinances and Co-owners will be responsible for the collection and proper disposal of trash (or the costs of the Association collecting and disposing of such trash) dispersed about the Common Elements, regardless of the reason. If the City of Northville, by ordinance, has a mandatory rubbish removal and waste recycling program, each Co-owner will participate in such program, and the Association will be billed by the City of Northville for such services, which will be deemed to be a cost of administering the Condominium. If the City of Northville does not have a mandatory rubbish removal and recycling program, the Association will be responsible for contracting for rubbish removal and waste recycling, and the cost will be deemed to be a cost of administering the Condominium. The Common Elements will not be used in any way for the drying, shaking or airing of clothing or other fabrics. Automobiles may only be washed in areas approved by the Board of Directors. In general, no activity will be carried on nor condition maintained by a Co-owner, either in a Unit or upon the Common Elements that is detrimental to the appearance of the Condominium. No unsightly condition will be maintained on or in any deck, patio or porch.

Section 7. Obstruction of Common Elements.

Except as otherwise expressly permitted herein, the Common Elements, including without limitation, sidewalks, landscaped areas, driveways, roads, entry ways, porches and patios will not be obstructed in any way nor will they be used for purposes other than for which they are reasonably and obviously intended. No bicycles, vehicles, chairs, benches, toys, baby carriages, obstructions or other personal property may be left unattended on or about the Common Elements.

Section 8. Vehicles upon the Condominium Premises.

Each Limited Common Element parking space is limited in use to the Co-owner, and their guest or invitee, of the Unit to which the parking space is appurtenant. No house trailers, commercial vehicles, (as defined below), boat trailers, buses, watercraft, boats, motor homes, camping vehicles/trailers, snowmobiles, snowmobile trailers, recreational vehicles, any non-motorized vehicles, off-road vehicles, all-terrain vehicles or vehicles other than currently licensed automobiles, motorcycles (if not objectionable due to excessive noise or irresponsible operation) and non-commercial pickup trucks, SUVs and passenger vans, not exceeding 21 feet in overall length, used as an occupant's primary means of transportation, and not for any commercial purposes, may be parked or stored upon the premises of the Condominium except in accordance with the provisions of this Section, or as specifically approved by the Board of Directors in writing. No Co-owner will use, or permit the use by an occupant, agent, employee, invitee, guest or member of their family of any casual, personal or motorized transportation anywhere within the Condominium, including, but not limited to, motorized scooters, mopeds, go-carts or dirt bikes. A Co-owner may not maintain more than two (2) vehicles upon the Condominium Premises, which must be accommodated in the limited common element parking space appurtenant to the Unit or in a general common element carport parking space, unless the Board of Directors specifically approves in writing otherwise.

A. Temporary Presence.

The Board of Directors will have discretion to issue Rules and Regulations that provide for the temporary presence of the above enumerated recreational/leisure vehicles upon the Condominium Premises for proper purposes, such as loading and unloading of such vehicles. The Association will not be responsible for any damages, costs, or other liability arising from any failure to approve the parking of such vehicles or to designate an area for such purposes.

B. Commercial Vehicles.

Except as above provided, commercial vehicles and trucks will not be parked in or about the Condominium unless parked in an area specifically designated by the Association or while making deliveries or pickups on the normal course of business. For purposes of this Section, commercial vehicles will include vehicles or trucks with a curb weight of more than 10,000 pounds, overall length in excess of 21 feet, with more than two axles, or any vehicle either modified or equipped with attachments, equipment or implements of a commercial trade, including but not limited to, ladder or material racks, snow blades, tanks, spreaders, storage bins or containers, vises commercial towing equipment or similar items. For purposes of this Section, passenger vans, SUVs

and pickup trucks, used for primary transportation will not be considered commercial vehicles provided they do not meet the definition of a commercial vehicle contained herein. The Association will not be responsible for any damages, costs or other liability arising from any failure to approve the parking of such vehicles or to designate an area for such purposes.

C. Nonoperational Vehicles; Vehicles with Expired License Plates.

Nonoperational vehicles or vehicles with expired license plates will not be parked on the Condominium Premises without written permission of the Board of Directors. If any vehicle parked upon the Condominium roads or General Common Element parking areas has not been moved for more than thirty (30) consecutive days, the Association may place a notice upon such vehicle indicating that it must be moved with 72 hours of the notice being placed on the vehicle and, if the owner of the vehicle does not move the vehicle within this 72 hour time period, the Association may have the vehicle towed in accordance with Subsection E below at the owner's expense. Nonemergency maintenance or repair of motor vehicles will not be permitted on the Condominium Premises unless specifically approved by the Board of Directors.

D. Parking Restrictions.

No parking of any vehicles whatsoever will be allowed in designated fire lanes or in violation of duly promulgated Rules and Regulations of the Association. Parked vehicles may not overhang into or interfere with the driveway area.

E. Association's Rights to Sticker or Tow Vehicles.

Subject to the notice location and content requirements of MCL 257.252k of the Michigan Vehicle Code, the Association may cause vehicles parked or stored in violation of this Section, or of any applicable Rules and Regulations of the Association, to be stickered and/or removed/towed from the Condominium Premises. The cost of such removal may be assessed to, and collected from, the Co-owner of the Unit responsible for the presence of the vehicle in the manner provided in Article II above. In such cases, the Co-owner will be responsible for costs incurred in having a towing company respond, even if the vehicle is moved and properly parked before the towing contractor arrives at the Condominium. The Board of Directors may promulgate reasonable Rules and Regulations governing the parking and use of vehicles in the Condominium and may levy fines for violations of such Rules and Regulations of this Section.

Section 9. Distribution of Materials to Co-Owners in Condominium.

No Co-owner will distribute written materials by posting the same on another Co-owner's door, on the outside of another Co-owner's Unit, by placing the same inside the Co-owner's Unit or inside another Co-owner's mailbox. The Board of Directors, without the necessity of an amendment to these Amended and Restated Bylaws, may make such changes regarding the distribution or written or electronic materials, in accordance with duly adopted Rules and Regulations promulgated in accordance with Article VI, Section 12 of these Amended and Restated Bylaws.

Section 10. Prohibition of Dangerous Items upon the Condominium Premises.

Firearms are prohibited on the Condominium Premises. In addition, no Co-owner will use, or permit the use or discharge by an occupant, agent, employee, invitee, guest or member of their family of any firearms, fireworks, air rifles, pellet guns, BB guns, bows and arrows, slingshots or other similar dangerous weapons, projectiles or devices anywhere on or about the Condominium Premises, nor will any Co-owner use or permit to be brought into the buildings in the Condominium any unusually volatile liquids or materials deemed to be extra hazardous to life, limb or property, without in each case obtaining the written consent of the Association.

Section 11. Signs, Flags and Holiday Decorations upon the Condominium Premises.

No signs (other than those in place as of the effective date of these Amended and Restated Bylaws), notices, advertisements, pennants or flags (other than a flag of the United States of America no larger than 3' x 5' permitted by the Freedom to Display the American Flag Act of 2005, 4 U.S.C. § 5 or MCL 559.156a), will be displayed which are visible from the exterior of a Unit without written permission from the Board of Directors. One "For Sale" sign is permitted in the window of a Unit provided a request is submitted to the Association and approved in writing. Only periodic, Condominium-wide garage sales as authorized by the Board of Directors of the Association will be permitted anywhere within the Condominium Premises. The Board of Directors may implement Rules and Regulations regarding reasonable time, place and manner restrictions relating to signs, flags or holiday decorations.

Section 12. Rules and Regulations Consistent with the Condominium Act.

Reasonable rules or regulations consistent with the Condominium Act, the Amended and Restated Master Deed and these Amended and Restated Bylaws, concerning the use of the Common Elements or the rights and responsibilities of the Co-owners and the Association with respect to the Condominium or the manner of operation of the Association and of the Condominium may be made and amended by any Board of Directors. Copies of all such rules or regulations including any amendments will be furnished to all Co-owners and will become effective as stated in said rule or regulation. Any such regulation or amendment may be revoked at any time by the affirmative vote of a majority of the Co-owners entitled to vote.

Section 13. Association's Rights of Access to Units and Limited Common Elements.

The Association or its duly authorized agents will have access to each Unit and any appurtenant Limited Common Element during reasonable working hours, upon notice to the Co-owner, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agents will also have access to each Unit and any appurtenant Limited Common Element at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit. It will be the responsibility of each Co-owner to provide the Association means of access to their Unit and any appurtenant Limited Common Element during all periods of absence and in the event of the failure of such Co-owner to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances. The Association will not be liable to such Co-owner for any

necessary damage to their Unit and any appurtenant Limited Common Element or for repair or replacement of any doors or windows damaged in gaining such access. If it is necessary for the Association to gain access to a Unit or appurtenant Limited Common Elements to make repairs to prevent damage to the Common Elements or another Unit or to protect the health, safety and welfare of the residents in the Condominium, then any costs, expenses, damages and/or attorney's fees incurred by the Association will be assessed to the responsible Co-owner and collected in the same manner as provided in Article II above.

Section 14. Landscaping and Decoration of Common Elements.

No Co-owner will perform any landscaping or the planting of any trees, flowers, shrubs or place any ornamental materials, including but not limited to statuary, bird feeders, exterior lighting, fountains, furniture, implements, rocks or boulders, fencing or other decorative items upon the Common Elements, Limited or General, unless the same is approved by the Association in writing and conforms with the Association's Rules and Regulations on landscaping, if any. Any landscaping performed by the Co-owner, if and when approved, will be the responsibility of the Co-owner to maintain. If a Co-owner fails to adequately maintain such landscaping to the satisfaction of the Association, then the Association will have the right to perform such maintenance and assess and collect from the Co-owner the cost in the manner provided in Article II above. The Co-owner will also be liable for any damages arising from the performance of such landscaping or the continued maintenance of same. Should access to any Common Elements of any sort be required or should any materials specified in this Section interfere with maintenance or services provided by the Association, the Association may remove any obstructions of any nature that restrict such access and/or services and will have no responsibility for repairing, replacing or reinstalling any materials—regardless of whether installation has been approved—that are damaged in the course of gaining such access and/or performance of such services. The Association will not be responsible for monetary damages of any sort arising out of any such actions.

Section 15. Co-owner Maintenance of Unit and Limited Common Elements.

Each Co-owner will maintain their Unit and any appurtenant Limited Common Elements for which they have maintenance responsibility in a safe, clean and sanitary condition. All Units must have operational smoke detectors installed at all times. Thermostats serving any Unit will be maintained at not lower than sixty (60) degrees Fahrenheit and the Co-owner will implement such other reasonable precautionary maintenance and winterization measures with respect to any vacant Unit as the Board of Directors will require. Each Co-owner will also use due care to avoid damaging any of the Common Elements. Co-owners will have the responsibility to report to the Association any Common Element which has been damaged or which is otherwise in need of maintenance, repair or replacement as soon as it is discovered.

Each Co-owner will be responsible for damages or costs to the Association resulting from damage to or misuse of any of the Common Elements by them, or their family, guests, agents or invitees, or by casualties and occurrences, whether resulting from Co-owner negligence, involving items or Common Elements which are the responsibility of the Co-owner to maintain, repair and replace. However, if the Association files a claim under primary insurance carried by the Association for such damages and costs, and the damages and costs are covered by such primary

insurance, then the liability of the Co-owner will be limited to the amount of any non-covered damages and costs and the amount of the deductible. The Board has the sole and exclusive right and authority to file, authorize the filing of, and adjust any and all claims for damage or destruction that are or may be covered by the Association's insurance policy regardless of the Person(s), including mortgagees, who may be named as an additional insured or beneficiary of such policy, as the Board determines is consistent with the intent of the Condominium Documents and in the Association's best interests. A mortgagee having an interest in any loss, however, may participate in the settlement negotiations, if any, related to such loss. The failure or refusal of the Association to process or file any claim for damage or destruction to any part of the Condominium Property under the Association's insurance policy will not give rise to any claim against the Association, the Board, or its managing agent.

Each individual Co-owner will indemnify the Association and all other Co-owners against damages and costs arising out of this Section, including reasonable attorney's fees, and any such costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II above.

Section 16. Application of Restrictions to the Association.

None of the restrictions contained in this Article VI or elsewhere in these Amended and Restated Bylaws or the Amended and Restated Master Deed will apply to the activities of the Association in furtherance of its powers and purposes set forth in the Amended and Restated Master Deed, these Amended and Restated Bylaws and in its Articles of Incorporation, including any amendments.

Section 17. Draperies and Curtains.

All window treatments, draperies and/or curtains installed in windows in the Condominium will have white liners to maintain a uniform appearance when viewed from the exterior of the buildings. Co-owners may not install, either on the interior or exterior of the windows, any bars or other similar visible security protection devices.

Section 18. Drones, Unmanned Aerial Vehicles and the Air Space Above the Condominium.

Drones, remote control airplanes, remote control helicopters, remote control vehicles, robots and other unmanned vehicles of any type will not be utilized in or on the Common Elements or in the airspace above the Condominium unless the use of the same is approved by the Association in writing and conforms with the Association's Rules and Regulations. Additionally, any use of a drone, remote control airplane, remote control helicopter, remote control vehicle, robot or other unmanned vehicle in or on the Common Elements or in the airspace above the Condominium must comply with any and all applicable Federal law, Michigan law or any rules and regulations imposed by the Federal Aviation Administration.

Section 19. Electric Vehicles and Electric Vehicle Charging Stations.

Co-owners may install electric vehicle charging stations in the Limited Common Element parking space appurtenant to the Co-owner's Unit, or the General Common Elements, if all of the following requirements are met: 1) the Co-owner submits a written request to the Board of Directors seeking approval of the installation of an electric vehicle charging station; 2) the Co-owner is responsible for all costs, liability, insurance and any other requirements as determined by the Board of Directors for the repair, maintenance and upkeep of the electric charging station including all electricity costs associated with same; 3) the Co-owner indemnifies the Association for any potential or actual liability; 4) the Board of Directors, in its discretion, authorizes the electric vehicle charging station; and 5) the Co-owner installs or causes to be installed the electric vehicle charging station in accordance with manufacturer's specifications or any other requirements imposed by the Board of Directors. The Board of Directors, without the necessity of an amendment to these Amended and Restated Bylaws, may make such changes regarding the use of electric vehicles and electric vehicle charging stations, in accordance with duly adopted Rules and Regulations promulgated in accordance with Article VI, Section 12 of these Amended and Restated Bylaws.

Section 20. Internet Use and Security.

No Co-owner will access another Co-owner's Wi-Fi, internet, cable or other telecommunications signals, lines or transmissions without the express written consent provided by the other Co-owner. The Board of Directors, without the necessity of an amendment to these Amended and Restated Bylaws, may promulgate reasonable rules and regulations regarding the Wi-Fi, internet, cable or other telecommunications signals, lines or transmissions including, but not limited to, hacking, illegal activities, obscenities, physical threats, sending viruses or spamming in accordance with duly adopted Rules and Regulations promulgated in accordance with Article VI, Section 12 of these Amended and Restated Bylaws.

Section 21. Social Media and Webpage Use.

The Association, through its Board of Directors, may create or utilize various social media account(s), hotlines or webpage(s) to promote, advertise or inform the general public or the Co-owners regarding the Condominium. The Board of Directors may regulate the information provided and shared to the general public or Co-owners.

Except as authorized by the Board of Directors, no Co-owner or Nonco-owner occupant may use the name of New Victorian Condominium Association, or any derivative thereof, in any website domain name, web address, URL, or social media address, including Facebook. No Co-owner or Nonco-owner occupant may use the name New Victorian Condominium Association, or any derivative thereof, in any printed, electronic, or promotional material with the Board of Directors' prior written consent. However, Co-owners and Nonco-owner occupants may use the name New Victorian Condominium Association in printed, electronic, and promotional material where such words are used solely to specify where their respective Unit is located within New Victorian Condominium.

Section 22. Solar Panels.

Co-owners may not install solar panels. The Association may, but is not required, to install a solar panel on the roof of the Building or elsewhere on the General Common Elements of the Condominium if all of the following requirements are met: 1) the Board of Directors, in its discretion, authorizes the modification; and 2) the Association installs or causes to be installed the solar panels in accordance with manufacturer's specifications. The Board of Directors, without the necessity of an amendment to these Amended and Restated Bylaws, may make such changes regarding the use and installation of solar panels, in accordance with duly adopted Rules and Regulations promulgated in accordance with Article VI, Section 12 of these Amended and Restated Bylaws.

Section 23. Smoking Prohibited.

"Smoking" or to "smoke" shall refer to the inhaling, exhaling, burning, or vaporizing of any form of tobacco or tobacco-like product, including the inhalation of the smoke of burning tobacco or tobacco-like products. A Co-owner, Nonco-owner occupant, tenant, guest or invitee of a Co-owner shall not smoke in or on any portion of the Condominium. Smoking is prohibited in Units and in or on Common Elements.

Section 24. Marijuana and Other Substances.

The consumption, sale, use or possession of cannabis (also known as marijuana), or any narcotic drugs, or other controlled or illegal substances (as defined by State or Federal law) (referred to as "Illegal Substances") constituting a crime as defined by the laws of the United States of America, the State of Michigan, or the City of Northville, in or about the Condominium Premises is prohibited. The consumption, sale, use or possession smoking or consumption of any Illegal Substances is prohibited anywhere on the Common Elements. The Association is not liable to any Co-owner or Nonco-owner occupant, or anyone visiting any Co-owner or the Condominium, as a result of the Association's alleged failure, whether negligent, intentional, or otherwise, to enforce the provisions of this restriction.

Section 25. Conveyance of Unit.

A Co-owner intending to make a sale or lease of a unit, or any interest therein, shall give written notice of such intention delivered to the Association at its registered office and shall furnish the name and address of the intended purchaser or lessee and such other information as the Association shall reasonably require. At the time of giving such notice, such Co-owner shall also furnish the Association with copies of all instruments setting forth the terms and conditions of the proposed transaction. The giving of such notice shall constitute a warranty and a representation by such Co-owner to the Association and to any purchaser or lessee produced by the Association that the Co-owner believes the proposed sale or lease to be bona fide in all respects. The Co-owner shall provide to the proposed tenant or purchaser all Condominium Documents.

Any Co-owner who acquires a Unit from a Co-owner then in violation of the Condominium Documents shall also be in violation of the Condominium Documents to the same extent as the Co-

owner from whom the Unit was acquired, to the extent such liability is permitted by the Condominium Act.

Section 26. Association Approvals Revocable.

All approvals given by the Association in accordance with these Amended and Restated Bylaws will be a revocable license that can be withdrawn upon thirty (30) days written notice in the event of noncompliance with the conditions of such approval.

**ARTICLE VII
MORTGAGES**

Section 1. Notification of Mortgage to Association.

Any Co-owner who mortgages their Unit will notify the Association of the name and address of the mortgagee within thirty (30) days of the execution of the mortgage by the Co-owner. The Association will maintain such information in a book entitled "Mortgages of Units."

Section 2. Notification to Mortgagee of Insurance Company.

The Association will notify each mortgagee appearing in the Mortgages of Units book of the name of each company insuring the Common Elements against fire, perils covered by extended coverage and vandalism and malicious mischief including the amounts of such coverage.

Section 3. Notification to Mortgagee of Meetings.

Upon written request submitted to the Association, any institutional holder of a first mortgage lien on any Unit in the Condominium will be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

Section 4. Notification to Mortgagees and Guarantors.

The Association will give the holder of any mortgage and any guarantors of the mortgage covering any Unit in the Condominium timely written notice of the following:

- (i) any proposed action that requires the consent of a specified percentage of mortgagees whether contained in the Amended and Restated Master Deed or these Amended and Restated Bylaws;
- (ii) any delinquency in the payment of Assessments or other charges by a Co-owner that is not cured within sixty (60) days; and
- (iii) any lapse, cancellation or material modification of any insurance policy maintained by the Association.

Section 5. Co-owner Consent to Contact Mortgagees and other Interested Parties.

The Association may, at the written request of a mortgagee of any such Unit, report any unpaid Assessments due from the Co-owner of such Unit. Each Co-owner expressly authorizes the Association and its agents and attorneys to disclose the fact, nature, and extent of any delinquency in the payment of Assessments to any necessary individuals or entities in relation to the Association's efforts to collect assessments or enforce its lien, including the Register of Deeds, the Sheriff's Department, any newspaper or publication, and all those who may learn of the delinquency by reviewing the Register of Deeds, the publication or posting of any foreclosure notice. Each co-owner authorizes the Association and its agents and attorneys to disclose the fact, nature, and extent of any delinquency in the payment of Assessments to any mortgagee or lien holder against any Unit owned by the delinquent co-owner.

**ARTICLE VIII
MEMBERSHIP AND VOTING**

Membership in the Association and voting by members of the Association will be in accordance with the following provisions:

Section 1. Designation of Members.

Each Co-owner will be a member of the Association and no other person or entity will be entitled to membership.

Section 2. Co-owner's Share of the Funds.

The share of a Co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred by a Co-owner, except as appurtenant to the transfer of a Unit.

Section 3. Co-owner Voting Designation.

Except as limited in these Amended and Restated Bylaws, each Co-owner will be entitled to one vote for each Unit owned provided that the Co-owner is in good standing and not in default of any provision of the Condominium Documents, including payment of any Assessments levied against the Co-owner's Unit. The value of the vote attributed to each Unit shall be the Percentage of Value allocated to that Unit in the Amended and Restated Master Deed. Voting shall be by value, unless otherwise expressly required by law. In the case of any Unit owned jointly by more than one Co-owner, the voting rights appurtenant to that Unit may be exercised only jointly as a single vote.

Section 4. Evidence of Ownership for Voting Purposes.

No Co-owner will be entitled to vote at any meeting of the Association until they have presented evidence of ownership of a Unit in the Condominium to the Association, unless the Board opts to waive this requirement. The vote of each Co-owner may be cast only by the individual representative designated by such Co-owner in the notice required within these Amended and Restated Bylaws or by a proxy given by such individual representative.

Section 5. **Designation of Voting Representative.**

Each Co-owner will file a written notice with the Association designating the individual representative who will vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such Co-owner. The notice will state the name and address of the individual representative designated, the number or numbers of the Unit or Units owned by the Co-owner, and the name and address of each person, firm, corporation, partnership, limited liability company, association, trust or other entity that is the Co-owner. Such notice will be signed and dated by each Co-owner. The individual representative designated may be changed by the Co-owner at any time by filing a new written notice as set forth in this Subsection. At any meeting the filing of such written notice as a prerequisite to voting may be waived by the chairperson of the meeting.

Section 6. **Quorum: Meetings of Members.**

The presence in person or by proxy of the designated voting representatives of more than sixty-seven (67%) Percentage in Value of the Co-owners qualified to vote will constitute a quorum for holding a meeting of the members of the Association. A Co-owner may submit a written ballot or a proxy prior to or at any meeting in lieu of attending the meeting in person, or by such date that is established for voting where no physical meeting is held and any such vote will be counted in determining quorum. Any member who participates by remote communication in a meeting of members of the Association, as provided in Article IX, Section 5 below, will also be counted in determining the necessary quorum.

Section 7. **Voting.**

Votes may be cast in person, in a writing signed by the designated voting representative, or by any other means allowed by the voting procedures adopted by the Association for a given vote, provided the same are not in violation of the provisions of these Amended and Restated Bylaws and Michigan law. Any proxies, written votes or other votes cast by means allowed hereunder must be filed with the Secretary of the Association or the Association's management agent at or before the appointed time of each meeting of the members of the Association or voting deadline if no meeting held. Votes may be cast by mail, fax, delivery, electronically (by any method not directly involving the physical transmission of paper, which creates a record that may be retrieved and retained by the Association and may be directly reproduced in paper form by the Association through an automated process), or any other method approved by the Association in advance of the vote. Cumulative voting will not be permitted.

Section 8. **Majority.**

Unless otherwise provided by law or by the Condominium Documents, the approval of a majority of the members will be construed to mean more than fifty (50%) Percentage in Value of the Co-owners qualified to vote at a given meeting of the Co-owners duly called and held.

Section 9. **Action without Meeting.**

Any action that may be taken at a meeting of the members may be taken without a meeting by written vote of the members. Written votes will be solicited in the same manner as provided in these Amended and Restated Bylaws for the giving of notice of meetings of members. Such solicitations will specify (a) the value of responses needed to meet the quorum requirements, (b) the percentage of approvals necessary to approve the action, and (c) the time by which written votes must be received in order to be counted. The form of written vote will afford an opportunity to specify a choice between approval and disapproval of each matter and will provide that, where the member specifies a choice, the vote will be cast in accordance with that choice. Approval by written vote will be constituted by receipt, within the time period specified in the solicitation, of (i) a value of written votes which equals or exceeds the quorum that would be required if the action were taken at a meeting; and (ii) a value of approvals that equals or exceeds the value of votes that would be required for approval if the action were taken at a meeting at which the total value of votes cast was the same as the total value of written votes cast.

**ARTICLE IX
MEETINGS**

Section 1. **Place of Meetings.**

Meetings of the Association members will be held at a location designated by the Board of Directors. Meetings of the Association members will be conducted in accordance with Robert's Rules of Order or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Articles of Incorporation, the Amended and Restated Master Deed or Michigan law. Only Co-owners in good standing, and their legal representatives, may speak at meetings of the Association and/or address the Board or Co-owners at any such meetings. Any person in violation of this provision or the rules of order governing the meeting, which are incorporated by reference, may be removed from such meeting without any liability to the Association or its Board of Directors.

Section 2. **Annual Meetings.**

The annual meetings of members of the Association will be held on such date and at such time as will be determined by the Board, provided that at least one such meeting is to be held in each calendar year.

Section 3. **Special Meetings.**

It will be the duty of the President to call a special meeting of the Co-owners as directed by resolution of the Board. The President will also call a special meeting upon a petition signed by one third (1/3) of the Co-owners in value presented to the Secretary of the Association. Notice of any special meeting will state the time, place and purpose of such meeting. No business will be transacted at a special meeting except as stated in the notice.

Section 4. **Notice of Meetings.**

It will be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating the time, place and purpose of the meeting, upon each Co-owner, at least ten (10) days, but not more than sixty (60) days, prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-owner at the address shown in the notice required to be filed with the Association pursuant to Article VIII, Section 5 of these Amended and Restated Bylaws or to the address of the Unit owned by the Co-owner will be deemed notice served. Said notice may also be hand delivered to a Unit if the Unit address is designated as the voting representative's address and/or the Co-owner is a resident of the Unit. Electronic transmittal of such notice may also be given in any such manner authorized by the person entitled to receive the notice which does not directly involve the physical transmission of paper which creates a record that may be retrieved and retained by the recipient and which may be directly reproduced in paper form by the recipient through an automated process. Any member may, by written waiver of notice signed by such member, waive such notice and such waiver when filed in the records of the Association will be deemed due notice.

Section 5. **Participation by Remote Communication.**

A member may participate in a meeting of the members via telephone or other means of remote communication if all persons participating in the meeting may hear each other. All participants will receive notice of the means of remote communication in use and the names of the participants in the meeting will be divulged to all members. Members participating in a meeting by means of remote communication are considered present in person and may vote at such meeting if all of the following are met: (a) the Association implements reasonable measures to verify that each person considered present and permitted to vote at the meeting by means of remote communication is a member or proxy holder; (b) the Association implements reasonable measures to provide each member and proxy holder a reasonable opportunity to participate in the meeting and to vote on matters submitted to the members, including an opportunity to read or hear the proceedings of the meeting substantially concurrently with the proceedings; and (c) if any member or proxy holder votes or takes other action at the meeting by means of remote communication, a record of the vote or other action is maintained by the Association. The Association may hold a meeting of the members conducted solely by means of remote communication.

Section 6. **Adjournment for Lack of Quorum.**

If any meeting of Co-owners cannot be held because quorum is not met, the Co-owners who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called. The quorum for each subsequent adjournment of a meeting shall be reduced to three (3) Units. At the first adjourned meeting the three (3) unit quorum requirement must include the Co-owner of Unit 9. However, if quorum cannot be obtained at the first adjourned meeting because of the absence of the Co-owner of Unit 9, then the Co-owners who are present at that first adjourned meeting may adjourn the meeting again to a time not less than forty-eight (48) hours from the time the first adjourned meeting was called. The quorum for each subsequent adjournment of an adjourned meeting shall be the Co-owners of any three (3) Units and need not include the Co-owner of Unit 9.

Section 7. Consent of Absentees.

The transactions of any meeting of members, either annual or special, will be as valid as though made at a meeting duly held after regular call and notice, if a quorum be present either in person or by proxy or by absentee ballot; and if, either before or after the meeting, each of the members not present in person or by proxy, or absentee ballot, signs a written waiver of notice, or a consent to the holding of such meeting or there is an approval of the minutes. All such waivers, consents or approvals will be filed with the corporate records or made a part of the minutes of the meeting.

Section 8. Minutes; Presumption of Notice.

Minutes or a similar record of the proceedings of all meetings of members and the Board must be kept by the Association and, when signed by the President or Secretary, will be presumed accurate. A recitation in the minutes of any such meeting that notice of the meeting was properly given will be prima facie evidence that such notice was given.

Section 9. Conduct of Meetings.

The order of business at all meetings of the members will be determined by the Board. Meetings of members shall be chaired by the most senior officer of the Association present at such meeting unless the Board appoints a different chairperson for the meeting. For purposes of this Section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

**ARTICLE X
BOARD OF DIRECTORS**

Section 1. Qualifications and Number of Directors.

The affairs of the Association will be governed by a Board of Directors all of whom must be Co-owners in good standing or officers, partners, members, trustees, employees or agents of a Co-owner in good standing. Good standing will be deemed to be a Co-owner who is not in default of any of the material provisions of the Condominium Documents. A Co-owner who is in default of the Condominium Documents will not be qualified to elect, be elected, appoint or be appointed as a Director. Any Co-owner who is delinquent in any financial obligation owed to the Association, including late fees, will pay in full the amount due within sixty (60) days of the delinquency. During the period of delinquency, the Co-owner or its appointed Director will not be permitted to vote on any delinquency matter of another Co-owner, including matters that may affect the Co-owner's own Unit. If the Co-owner does not comply with the delinquency cure time period, and notwithstanding the provisions of Section 6 of this Article X, the Co-owner / Director will be automatically removed from the Board of Directors for the remainder of the Co-owner / Director's term and the vacancy will be filled in accordance with Section 5 of this Article X. The Board will consist of 3 members. Two occupants of the same Unit may serve on the Board of Directors at the same time if so elected. Directors will serve without compensation. Notwithstanding anything to

the contrary contained in any of the Condominium Documents, Unit 9 shall be entitled to have at least one (1) member on the Board of Directors at all times, which Director shall be appointed by the Co-owner of Unit 9.

Section 2. Term of Directors.

For each year after the adoption of these Amended and Restated Bylaws, either 2 Directors or 1 Director will be elected for two year-terms depending on how many directorships expire that year, except that any Director appointed by Unit 9 shall not be required to stand for election. All Directors will hold office until their successors have been elected and hold their first meeting.

Section 3. Powers and Duties.

The Board will have all powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or otherwise required to be exercised and done by the Co-owners. In addition to the foregoing general powers and duties imposed by these Amended and Restated Bylaws, or any further powers and duties which may be imposed by law or the Articles of Incorporation, the Board will be responsible for the following:

A. **Management and Administration.** To manage and administer the affairs of and maintenance of the Condominium and the Common Elements.

B. **Collecting Assessments.** To levy and collect Assessments from the members of the Association.

C. **Insurance.** To carry insurance and collect and allocate the proceeds of insurance.

D. **Rebuild Improvements.** To rebuild improvements after casualty, subject to the terms above.

E. **Contract and Employ Persons.** To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Condominium.

F. **Real or Personal Property.** To acquire, maintain, improve, buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit in the Condominium and any easements, rights-of-way and licenses) on behalf of the Association.

G. **Easements and Telecommunications.** To grant easements, licenses, rights of entry and to enter into any contract or agreement, including wiring agreements, utility agreements, right of way agreements, access agreements and multi-unit agreements, and to the extent allowed by law, contracts for sharing of any installation or periodic subscriber fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Condominium or any Unit. Any and all sums paid by any Telecommunications or any other company or entity in connection

with such service, including fees, if any, for the privilege of installing same, or sharing periodic subscriber service fees, will be receipts affecting the administration of the Condominium, within the meaning of the Condominium Act, and will be paid over to and will be the property of the Association.

H. Borrow Money. To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association and to secure the same by mortgage, pledge, or other lien on property owned by the Association. However, any such action will also be approved by the affirmative vote of at least sixty-seven percent (67%) of all Association members, as determined by percentage of value.

I. Rules and Regulations. To make and enforce Rules and Regulations in accordance with Article VI, Section 12 of these Amended and Restated Bylaws.

J. Committees. To establish such committees, either executive committees or non-executive committees, as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Condominium and to delegate to such committees, or any specific Officers or Directors of the Association any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.

K. Enforce Documents. To enforce the provisions of the Condominium Documents.

L. In General. To enter into any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and/or operation of the Condominium.

Section 4. Professional Management Agent.

The Board may employ a professional management agent at reasonable compensation established by the Board to perform such duties and services as the Board may authorize, including, but not limited to, the duties listed in Section 3 of this Article X, and the Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board or the members of the Association. In no event will the Board be authorized to enter into any contract with a professional management agent in which the maximum term is greater than three (3) years.

Section 5. Vacancies.

Except in the case of the Director appointed by Unit 9, vacancies on the Board caused by any reason other than the removal of a Director by a vote of the members of the Association will be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum. Vacancy in the Board position appointed by Unit 9 caused by any reason will be filled by appointment of the Co-owner of Unit 9. Each person so appointed will be a Director until the end of the term of the Director who was replaced.

Section 6. Removal of Directors by Co-owners.

At any regular or special meeting of the Association duly called and held, any one or more of the Directors, except the Director appointed by Unit 9, may be removed with or without cause by the affirmative vote of more than fifty (50%) percent of all Co-owners in value, and a successor may then and there be elected to fill the vacancy thus created. The quorum requirement for the purpose of filling any vacancy will be the requirement set forth in Article VIII, Section 6. The Co-owner of Unit 9 may remove and replace the Director selected by it at any time or from time to time in its sole discretion.

Section 7. Regular Meetings.

Regular meetings of the Board may be held at such times and places as will be determined by a majority of the Directors. At least two (2) such meetings will be held during each fiscal year. Notice of regular meetings of the Board will be given to each Director, personally, or by mail, facsimile, electronically or telephone at least five (5) days prior to the date of the meeting unless waived by said Director. Electronic transmission of such notice may also be given in any such manner authorized by the Director entitled to receive the notice which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the Director, and which may be directly reproduced in paper form by the Director through an automated process.

Section 8. Special Meetings.

Special meetings of the Board may be called by the President upon three (3) days' notice to each Director, given personally, or by mail, facsimile, electronically or by telephone, which notice will state the time, place and purpose of the meeting. Electronic transmission of such notice may also be given in any such manner authorized by the Director entitled to receive the notice which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the Director, and which may be directly reproduced in paper form by the Director through an automated process. Special meetings of the Board will be called by the President or Secretary in like manner and on like notice on the written request of two (2) Directors.

Section 9. Waiver of Notice.

Before or at any meeting of the Board, any Director may, in writing, waive notice of such meeting and such waiver will be deemed equivalent to the giving of such notice. Attendance by a Director at any meetings of the Board will be deemed a waiver of notice of that meeting by that Director. If all the Directors are present at any meeting of the Board, no notice will be required and any business may be transacted at such meeting.

Section 10. Quorum: Meetings of the Board of Directors.

At all meetings of the Board, a majority of the Directors will constitute a quorum for the transaction of business. The acts of the majority of the Directors present at a meeting at which a quorum is present will be the acts of the Board. A Director will be considered present and may

vote on matters before the Board by proxy, by teleconference, electronically or by any other method giving the remainder of the Board sufficient notice of the absent Director's vote and position on any given matter; provided however, that any vote not in writing is confirmed in writing not later than the next meeting of the Board. If, at any meeting of the Board, there be less than a quorum present, the majority of those present may adjourn the meeting to a subsequent time upon twenty-four (24) hours' prior written notice delivered to all Directors not present. At any such adjourned meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes will constitute the presence of such Director for purposes of determining a quorum.

Section 11. Action without Meeting.

Any action required or permitted to be taken under authorization voted at a meeting of the Board or a committee of the Board may be taken without meeting if, before or after the action, all members of the Board then in office or of the committee consent to the action in writing or by electronic transmission. The written consents will be filed with the minutes of the proceedings of the Board or committee. The consent has the same effect as a vote of the Board or committee for all purposes.

Section 12. Closing of Board of Directors' Meetings to Members; Privileged Minutes.

The Board, in its discretion, may close a portion or all of any meeting of the Board to the members of the Association or may permit members of the Association to attend a portion or all of any meeting of the Board.

Section 13. Participation by Remote Communication.

Members of the Board may participate in any meeting by means of conference telephone or other means of remote communication through which all persons participating in the meeting can communicate with the other participants. Participation in a meeting by such means constitutes presence in person at the meeting. The Board may hold a board meeting conducted solely by means of remote communication.

Section 14. Fidelity Bonds.

The Board will require that all officers and employees of the Association handling or responsible for Association funds will furnish adequate fidelity bonds, which will be in an amount at least equal to three months of regular Assessments plus the balance in the reserve fund. The premiums for such bonds will be expenses of administration.

ARTICLE XI OFFICERS

Section 1. **Designation of Officers.**

The principal officers of the Association will be the President, Vice President, Secretary and Treasurer. The Directors may appoint such other officers as in their judgment may be necessary. Any two officers except that of President and Vice President may be held by one person. The President must be a member of the Board. All other officers need not be members of the Board or Co-owners. A Co-owner must be in good standing to serve as an Officer. Good standing will be deemed to include a Co-owner who is not in default of any of the provisions of the Condominium Documents. A Co-owner that is in default of the Condominium Documents will not be qualified to be elected or appointed as an Officer. Any Officer who is delinquent in any financial obligation owed to the Association, including late fees, will pay in full the amount due within sixty (60) days of the delinquency. If the Officer does not comply with the delinquency cure time period, and notwithstanding the provisions of Section 3 of this Article XI, the Officer will be deemed removed from their position and the vacancy will be filled in accordance with Section 2 of this Article XI.

A. President.

The President will be the chief executive officer of the Association and will preside at all meetings of the Association and of the Board. The President will have all of the general powers and duties which are usually vested in the office of the President of an Association, including, but not limited to, the power to appoint committees from among the members of the Association in the President's discretion as may be deemed appropriate to assist in the conduct of the affairs of the Association.

B. Vice President.

The Vice President will take the place of the President and perform the President's duties whenever the President will be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors will appoint some other member of the Board to so do on an interim basis. The Vice President will also perform such other duties as will be imposed by the Board of Directors.

C. Secretary.

The Secretary will keep the minutes of all Board and Association meetings, have charge of the corporate minute book, and of such books and papers as the Board of Directors may direct; and will in general, perform all duties incident to the office of the Secretary.

D. Treasurer.

The Treasurer or management agent will have responsibility for all Association funds and securities and will be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Treasurer or management agent will be

responsible for the deposit of all monies and other valuable papers of the Association, in the name of and to the credit of the Association, in such depositories as may be designated by the Board.

Section 2. Election.

The officers of the Association will be elected by the Board of Directors and will hold office at the pleasure of the Board. Any vacancy in any officer position may be filled at any meeting of the Board of Directors.

Section 3. Removal.

Upon the affirmative vote of a majority of the members of the Board, any Officer may be removed by the Board either with or without cause and the successor to the removed Officer may be elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

Section 4. Duties.

The officers shall have such other duties, powers and responsibilities as authorized by the Board.

**ARTICLE XII
INDEMNIFICATION OF OFFICERS AND DIRECTORS;
DIRECTORS AND OFFICERS' INSURANCE**

Section 1. Indemnification of Directors and Officers.

Every Director and Officer of the Association will be indemnified by the Association against all expenses and liabilities, including reasonable attorney's fees and amounts paid in settlement incurred by or imposed upon the Director or officer in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative and whether formal or informal, to which the Director or Officer may be a party or in which they may become by reason of their being or having been a Director or Officer of the Association, whether or not they are a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of the Director's or Officer's duties, and except as otherwise prohibited by law; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or Officer seeking such reimbursement or indemnification, the indemnification herein will apply only if the Board with the Director seeking reimbursement abstaining approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification will be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled. The Board will notify all Co-owners of payment of any indemnification that it has approved at least ten (10) days before payment is made. The indemnification rights of this Article will be at all times construed to be consistent with those contained in the Articles of Incorporation of the Association.

Section 2. Directors' and Officers' Insurance.

The Association will provide liability insurance for every Director and Officer of the Association in such amounts as determined by the Board from time to time. With the prior written consent of the Association, a Director or an Officer of the Association may waive any liability insurance for such Director's or Officer's personal benefit. No Director or Officer will collect for the same expense or liability under Section 1 above and under this Section 2.

**ARTICLE XIII
FINANCES AND INSPECTIONS**

Section 1. Fiscal Year.

The fiscal year of the Association will be the calendar year.

Section 2. Banking.

The funds of the Association will be deposited in such bank or other depository as may be designated by the Board and will be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board.

Section 3. Investment of Funds.

Funds of the Association will be deposited in such bank or savings association as may be designated by the Board and will be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board. The funds may be invested in accounts or deposit certificates of such bank or savings association as are insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation and may also be invested in interest-bearing obligations of the United States Government.

Section 4. Records and Books of the Association.

The Association will keep detailed books of account showing all expenditures and receipts of administration which will specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and the Co-owners. The non-privileged accounts, books, records, contracts, and financial statements concerning the administration and operation of the Condominium will be open for inspection by the Co-owners, the Co-owners' mortgagees, prospective purchasers and prospective mortgagees during reasonable working hours as permitted by law. Notwithstanding the foregoing, a member will not have the right to inspect books and records under the following circumstances:

- (a) Opening the stock ledger, lists of shareholder or members, lists of donors or donations, or its other books and records for inspection would impair the rights of privacy or free association of the shareholders or members.
- (b) Opening the stock ledger, lists of shareholder or members, lists of donors or donations, or its other books and records for inspection would impair the lawful purposes

of the corporation. For the purposes of this section, an inspection will be deemed to impair the lawful purposes of the corporation if it seeks any records of the Association that include any privileged information or any other matter that is not permitted to be disclosed by law.

The Association will prepare and distribute to each Co-owner at least one (1) time a year a financial statement, the contents of which will be defined by the Association which may be distributed by electronic transmission given in any such manner authorized by the person entitled to receive the financial statement which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the recipient, and which may be directly reproduced in paper form by the recipient through an automated process, or by making the report available for electronic transmission, provided that any member may receive a written report upon request for a reasonable reproduction fee as determined by Board or Professional Management Agent.

Section 5. Audit or Review.

If the annual revenue of the Association exceeds Twenty Thousand (\$20,000.00) Dollars, the Association will have its books, records and financial statements independently audited or reviewed by a certified public accountant, as defined in MCL 339.720 of the Occupational Code. The Association may opt out of the requirements imposed by the preceding sentence on an annual basis by an affirmative vote of a majority of its members. Any institutional holder of a first mortgage lien on any Unit in the Condominium will be entitled to receive a copy of such annual audited financial statement within ninety (90) days following the end of the Association's fiscal year upon written request. The audit or review will be performed in accordance with the statements on auditing standards or the statements on standards for accounting and review services, respectively, of the American Institute of Certified Public Accountants. The Association also will maintain on file current copies of the Amended and Restated Master Deed for the Condominium including any amendments and all other Condominium Documents and will permit all Co-owners, prospective purchasers and prospective mortgagees interested in the Condominium to inspect the same during reasonable business hours.

**ARTICLE XIV
COMPLIANCE AND AMENDMENTS**

Section 1. Compliance with the Documents.

The Association and all present or future Co-owners, tenants, future tenants or any other persons acquiring an interest in or using the facilities of the Condominium in any manner are subject to and will comply with the provisions of the Condominium Act, the Amended and Restated Master Deed, these Amended and Restated Bylaws, the Articles of Incorporation of the Association and the Rules and Regulations of the Condominium. If any provision of these Amended and Restated Bylaws conflicts with the Condominium Act, then the Condominium Act will control. If any provision of these Amended and Restated Bylaws conflict with the Amended and Restated Master Deed, the Condominium Subdivision Plan, the Articles of Incorporation or any Rules and Regulations, then the order of priority in Article IX of the Amended and Restated Master Deed controls.

Section 2. **Amendments.**

These Amended and Restated Bylaws may be amended in accordance with the Condominium Act and the provisions of Article VIII of the Amended and Restated Master Deed.

A. Effective Date.

Any amendment to these Amended and Restated Bylaws shall become effective upon recording of such amendment in the Register of Deeds.

B. Binding.

A copy of each amendment to these Amended and Restated Bylaws shall be furnished to every member of the Association after adoption; however, any amendment to these Amended and Restated Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the Condominium regardless of whether such persons actually receive a copy of the amendment(s).

**ARTICLE XV
REMEDIES FOR DEFAULT / COSTS OF ENFORCING DOCUMENTS**

Section 1. **Default by a Co-owner.**

In the event of a default by a Co-owner, lessee, tenant, nonco-owner occupant and/or guest in their compliance with any of the terms of the Condominium Documents; the Association or Co-owner(s), where appropriate, will be entitled to the following relief:

A. Remedies for Default by a Co-owner to Comply with the Documents.

Failure to comply with any of the terms or provisions of the Condominium Documents will be grounds for relief, which may include, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of Assessment) or any combination. Such relief may be sought by the Association or, if appropriate, by an aggrieved Co-owner or Co-owners.

B. Costs Recoverable from Co-owner.

Failure of a Co-owner and/or Nonco-owner resident or guest to comply with the Condominium Documents will entitle the Association to recover from such Co-owner or Nonco-owner resident or guest any reasonable pre-litigation attorney's fees and costs incurred in investigating and seeking legal advice concerning alleged or actual violations or obtaining their compliance with the Condominium Documents.

In any proceeding arising because of an alleged default by any Co-owner or in cases where the Association must defend an action or administrative proceeding brought by any Co-owner(s) or Nonco-owner resident(s) or guest(s),—regardless if the claim is original or brought as a defense, a

counterclaim, cross claim or otherwise—the Association, if successful, will be entitled to recover from such Co-owner or Nonco-owner occupant or guest:

- (a) interest, fines, late fees, pre-litigation costs, and the costs of the proceeding;
- (b) reasonable attorney's fees, not limited to statutory fees and including attorney's fees and costs incurred pre-litigation, or incidental to any bankruptcy proceedings filed by the delinquent Co-owner or probate or estate matters, and including monitoring any payments made by the bankruptcy trustee or the probate court or estate to pay any delinquency, and/or reasonable attorney's fees and costs incurred incidental to any State or Federal Court proceeding filed by the Co-owner; and
- (c) any and all advances for taxes or other liens or costs paid by the Association to protect its lien incurred in defense of any claim or obtaining compliance or relief.

Any such amounts incurred by the Association will be assessed to the Unit and Co-owner as provided in Article II of these Amended and Restated Bylaws. In no event will any Co-owner be entitled to recover attorney's fees or costs against the Association.

C. Association's Right to Abate.

The violation of any of the provisions of the Condominium Documents will give the Association or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the Common Elements, Limited or General, or into any Unit and remove and abate, at the expense of the Co-owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents. The Association will have no liability to any Co-owner, tenant, occupant or guest arising out of its exercise of its removal and abatement power. Any such amounts incurred by the Association will be assessed to the Unit and Co-owner as provided in Article II of these Amended and Restated Bylaws.

D. Assessment of Fines.

The violation of any of the provisions of the Condominium Documents by any Co-owner, tenant, occupant or guest will be grounds for Assessment by the Association, acting through the Board, of monetary fines for such violations in accordance with Article XVI of these Amended and Restated Bylaws. Any such amounts will be assessed to the Unit and Co-owner as provided in Article II of these Amended and Restated Bylaws.

Section 2. Nonwaiver; Failure to Enforce Rights.

The failure of the Association or of any Co-owner to enforce any right, provision, covenant or condition that may be granted by the Condominium Documents will not constitute a waiver of the right of the Association or of any such Co-owner to enforce such right, provisions, covenant or condition in the future.

Section 3. Involuntary Sale.

If any Co-owner (either by their own conduct or by the conduct of any occupant(s), tenant(s), or guest(s) of their Unit), violates the Condominium Documents, and such violation continues for twenty-one (21) days after notice in writing from the Association, or shall occur repeatedly during any twelve (12) month period after written notice or request from the Association to cure such violation, then the Board has the power, upon fifteen (15) days prior written notice, to terminate the rights of the defaulting Co-owner to continue as a Co-owner and to continue to occupy, use, or control their Unit. At any time after such notice, the Association may file an action against the defaulting Co-owner for a decree of mandatory injunction against the Co-owner or occupant subject to the prior consent in writing, of any mortgagee, on the books of the Association, having an interest in the ownership of the defaulting Co-owner, which consent will not be unreasonably withheld. In the alternative, the action may pray for a decree declaring the termination of the defaulting Co-owner's right to occupy, use, or control the Unit owned by them and ordering that all right, title, and interest of the Co-owner be sold (subject to liens or encumbrances thereon), at a judicial sale upon such notice and terms as the Court may establish, provided that the Court will enjoin and restrain the defaulting Co-owner from reacquiring directly or indirectly their interest at such judicial sale. The proceeds of any such judicial sale will be distributed first to pay the costs of said sale, mortgages of record according to their priority, then liens of record according to their priority, reasonable attorneys' fees of the Association, real estate taxes, and Assessments and all other expenses of the proceedings, and all such items will be charged against the defaulting Co-owner in said decree. Any balance of proceeds, after satisfaction of such charges and any unpaid Assessments hereunder or any liens, will be paid to the Co-owner. Upon the confirmation of such sale, the purchaser is entitled to such instrument of conveyance as may be provided by Court order, and to immediate possession of the Unit sold and may apply to the Court for an order of eviction for the purpose of acquiring possession and it will be a condition of any such sale, and the decree will so provide that the purchaser takes the interest in the Unit subject to the Condominium Documents.

Section 4. Cumulative Rights.

All rights, remedies and privileges granted to the Association or any Co-owner or Co-owners pursuant to any terms, provisions, covenants or conditions of the Condominium Documents will be deemed to be cumulative and the exercise of any one or more will not be deemed to constitute an election of remedies, nor will it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

Section 5. Rights of Co-owners.

A Co-owner may maintain an action against the Association to compel enforcement of the provisions of the Condominium Documents and may maintain an action for injunctive relief or damages against any other Co-owner for noncompliance with the Condominium Documents. Even if successful, Co-owners may not recover attorney's fees from the Association, but may recover such fees from another Co-owner if successful in obtaining compliance with the Condominium Documents or the Condominium Act.

**ARTICLE XVI
FINES**

Section 1. General.

The violation by any Co-owner, occupant or guest of any of the provisions of the Condominium Documents including any Rules and Regulations will be grounds for Assessment by the Association, acting through its Board, of monetary fines against the involved Unit and Co-owner. Such Co-owner will be deemed responsible for such violations whether they occur as a result of their personal actions or the actions of their family, guests, tenants or any other person admitted through such Co-owner to the Condominium Premises.

Section 2. Procedures.

Upon any such violation being alleged by the Board, the following procedures will be followed:

A. Notice.

Notice of the violation, including the Condominium Documents provision(s) violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, will be sent by first class mail, postage prepaid, or personally delivered to the representative of said Co-owner at the address as shown in the notice required to be filed with the Association pursuant to Article VIII, Section 5 of these Amended and Restated Bylaws, or if no such notice has been filed, to the Unit address.

B. Hearing.

The offending Co-owner will be provided a scheduled hearing before the Board at which the Co-owner may offer evidence in defense of the alleged violation. The hearing before the Board will be at its next scheduled meeting, but in no event will the Co-owner be required to appear less than seven (7) days from the date of the notice.

C. Hearing and Decision.

Upon appearance by the Co-owner before the Board and presentation of evidence of defense or in the event the Co-owner fails to appear at the scheduled hearing, the Board will, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

Section 3. Fines.

Upon violation of any of the provisions of the Condominium Documents and upon the decision of the Board as described in Section 2 above, the following fines may be levied:

First Violation	No Fine Will Be Levied
Second Violation	\$100.00 Fine
Third Violation	\$250.00 Fine
Fourth and All Subsequent Violations	\$500.00 Fine

The Board, without the necessity of an amendment to these Amended and Restated Bylaws, may make such changes in said fines or adopt alternative fines, including the indexing of such fines to the rate of inflation, in accordance with duly adopted Rules and Regulations promulgated in accordance with Article VI, Section 12 of these Amended and Restated Bylaws. For purposes of this Section, the number of the violation (i.e. First, Second, etc.) is determined with respect to the number of times that a Co-owner violates the same provision of the Condominium Documents as long as that Co-owner may be an owner of a Unit or occupant of the Condominium and is not based upon time or violations of entirely different provisions. In the case of continuing violations, a new violation will be deemed to occur each successive week during which a violation continues. No further hearings other than the first hearing will be required for successive violations once a violation has been found to exist. Nothing in this Article will be construed as to prevent the Association from pursuing any other remedy under the Condominium Documents and/or the Condominium Act for such violations or from combining a fine with any other remedy or requirement to redress any violation.

Section 4. Collection.

The fines levied pursuant to Section 3 above will be assessed against the Unit and Co-owner and will be immediately due and payable. Failure to pay the fine will subject the Co-owner to all liabilities set forth in the Condominium Documents including, without limitations, those described in Article II and Article XV of these Amended and Restated Bylaws.

**ARTICLE XVII
DEFINITIONS**

All terms used in these Amended and Restated Bylaws have the same meaning as set forth in the Amended and Restated Master Deed to which these Amended and Restated Bylaws are attached as an Exhibit or as set forth in the Condominium Act. Whenever any reference is made to one gender, the same includes a reference to any and all genders where the same would be appropriate. Similarly, whenever a reference is made to the singular, a reference is also included to the plural where the same would be appropriate.

**ARTICLE XVIII
SEVERABILITY**

If any of the terms, provisions, or covenants of these Amended and Restated Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding will not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants which are held to be partially invalid or unenforceable.


IN WITNESS WHEREOF, the Association has caused this Amended and Restated Bylaws to be executed the day and year first above written.

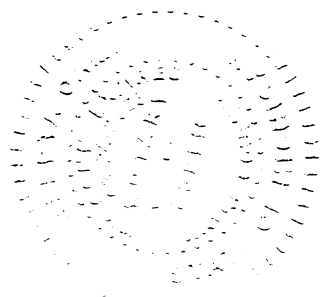
New Victorian Condominium Association, a Michigan nonprofit corporation

By: 
Name: Andrew Daily
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF Wayne)

On this 13th day of February, 2020, the foregoing Amended and Restated Bylaws were acknowledged before me by Andrew Daily, President of New Victorian Condominium Association, a Michigan nonprofit corporation, on behalf of and by authority of the corporation.


Notary Public, Blerta Cami
Wayne County, Michigan
My Commission Expires: 03/24/2023
Acting in Wayne County, Michigan



Drafted by and when recorded, return to:

Matthew W. Heron
Hirzel Law, PLC
37085 Grand River Avenue, Suite 200
Farmington, Michigan 48335
(248)478-1800